

# Eastview RB Patio Home Association

Regular Board of Directors Meeting

September 20, 2023

## Meeting Minutes

### CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:02 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julia Miller and Marnie Wernberg. Julie Sanders and Annette Kilmer were absent.

Others Present: Susan Grant from PMC.

### EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in August.

### OPEN FORUM

No owners were in attendance.

### APPROVE MINUTES OF LAST MEETING

**A motion was made, seconded and unanimously carried to approve the August 16, 2023 regular meeting minutes and the organizational meeting minutes as amended. (VO/MW)**

### FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending August 31, 2023. As of August 31, 2023, the operating account reflects a balance of \$77,865.23, the reserve account reflects a balance of \$184,521.45, accounts receivable reflects a balance of \$3,079.59 with total assets of \$265,466.27. The prepaid assessments total \$4,806.75 and the association is approximately \$14,900.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending August 31, 2023 as presented for audit. (MW/JM)**

The delinquency report was reviewed by the Board. One owner is more than 60 days past due and the Board requests a pre-lien letter to be sent. PMC will research a former owner's new location to refund an overpayment.

The Board reviewed the independent auditor's review. **A motion was made, seconded and unanimously carried to approve the independent auditor's review. (MW/VO)**

### COMMITTEE REPORTS

Landscape: PMC will follow up with Aguilar Tree Care to see if they have treated the trees.

Architectural: No report was given.

### OLD BUSINESS

No old business was discussed.

### NEW BUSINESS

The Board reviewed the resident concern form regarding a neighbor's lack of landscape maintenance and debris in the side yard. PMC will send a courtesy notice to the resident's neighbor to maintain the landscape and remove any debris on the yard from neighboring homes.

PMC will contact Pacific Backflow regarding a leaking backflow at 11925 Fairhope Rd.

**ADJOURNMENT**

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 1:44 p.m. (VO/MW)** The next meeting is the annual meeting & election and is scheduled for Wednesday, October 18, 2023 at 1:00 p.m.

Wicki Owen  
Attest

10/18/23  
Date