

EASTWOOD PINES TOWNHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Minutes

NOTICE

A regular Meeting of the Eastwood Pines Townhome Association, Inc. Board of Directors
will be held on:

Monday, September 15, 2025

at
7:00 p.m.

The Meeting will be held online via Zoom.

All residents are welcome and encouraged to attend.

Attended: Frank, Bill, Wendy, Richard Epp

- I. Call to Order: 7:05 called to order
- II. Treasurer's Report:
 - a. Increase in accounts >60 and 90 days late. Those >90 days late recv'd notices from the attorney.
 - b. Flood insurance/Property Ins PCS: budget \$50K, actual \$112K: Richard is to find out policy price last year and compare to this year
 - c. Pool: July and August bill paid in August due to missed July payment: Resolved
 - d. Ameritech credit paid back to our HOA, \$5447.48. Monies sent to cable/tv account but need to be moved to Utilities account #7002. Bill to email the staff accountant, Lorna, to fix it.
- III. Approval of Minutes from August 2025 Regular Board Meeting:
 - a. Approved motion- Mike 1st Wendy 2nd
- IV. Committee Updates
 - a. Beautification Committee Status Update
 - i. Unit 1851 Mulch Request: Request fulfilled
 - ii. Request: sprinkler head driveway for bldg 6/7 leaking
 - iii. Request: Trim hedges in front of and behind bldg 4
(Richard to follow up)

- b. Financial Committee Update
 - i. Budget Workshop Sept 26th 7PM :
 - ii. Budget meeting Nov 21
 - c. Rules & Regulations
 - i. Set date to sign and notarize document update (pet policy): Deferred until Budget Workshop Sept 26th
 - V. Ongoing Maintenance
 - a. See Maintenance Spreadsheet
 - i. Next round of quotes to be obtained after budget meeting
 - ii. South Wall Bldg 4 Plant Growth: Richard to follow up this week. Light Fixture Between bldg 4/5 (Richard to follow up).
 - iii. Unit 2938 Carport Fence Update Needed VI.
 - New Business:
 - iv. Replace broken lawn chairs by the pool
 - VII. Old Business
 - a. Parking/Towing Policy Contract Update Needed: A1 Recovery- Richard to follow up
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- b. Board Certification Courses: Dawniesha to complete
 - VIII. Property Managers Report
 - a. Parking pole light?
 - b. Sale of Unit 1861 to close Nov 1.
 - IX. Open Forum :
 - a. Unit 2944: further recourse is needed to pursue legal action
 - b. Annual meeting for board election April 20, 2026
 - X. Adjournment :
 - a. Motion by Mike, 2nd by bill 8:07pm

Meeting ID: 818 3039 9888

Passcode: 657412

