

Eastridge Lot Owners Association, Inc.
Board of Directors Meeting
April 21, 2008

Minutes

1. A quorum was established:

In Attendance: Ms. Ferri Trovinger, President
Ms. Laura Diem, Vice President
Mr. Corey Mathias, Secretary/Treasurer
Ms. Linda Burris, Director
Ms. Gerri P. Daly, Sentry Management

Absent: Ms. Shirley Rainey, Director

Also in Attendance: Susan Wentz, ARC Member
Julianne Blair, Resident

2. The meeting was called to order at 7:15 PM by Ms. Trovinger.
3. Proof of Notice was given in a timely and appropriate manner.
4. Reading and Adoption of Minutes:

Ms. Diem presented a motion to adopt the minutes of March 10, 2008 as submitted. The motion was seconded by Ms. Trovinger and the motion passed unanimously.

5. Manager's Report:

Ms. Daly reviewed her report with the board and there were no questions from the board.

6. Financial Review:

There were no questions regarding the February and March, 2008 Financial Summaries and the reports will be filed for audit. Ms. Daly reviewed the Accounts Receivable Report with the board and advised them that she will determine if any of the ITL's filed on March 03, 2008 will be going to lien. Management was directed to send a letter to the owner of Lot 24 stating that the board will not waive the ITL fees and that she should pay them in two installments by June 01, 2008. The board acknowledged receiving the Larsen monthly report and appreciated the format of the update.

7. Old Business:

A. Lot 12 – Although the board believes that this owner is in violation of the “Nuisance” paragraph in the covenants, it appears that the owner is in battle mode. The board will monitor the appearance of this lot and when the Handbook/Guidelines are completed and sent to all owners, this owner will then have the rules and regulations to abide by in the community.

B. Violation Notebook – there were no questions regarding the property notebook.

8. New Business:

A. ARC Applications - At the time the agenda was prepared and delivered, there were no ARC applications received. Ms. Diem submitted an application for a neighbor at 889 Scenic View Circle to repaint his home. The ARC and the board both agreed that the color was not within the colors approved by the board for the community. Management will send the owner a denial letter and request him to re-submit the application with a new color.

B. Management was directed to respond to the owner’s letter of Lot 63 after her receipt of a violation letter.

C. The Annual Meeting mailing was sent to all homeowners on April 7, 2008. Ms. Daly distributed three sets of past Member meeting minutes for the board to review so that they would be prepared to approve them as members of the Association and not board members.

D. Receipts were turned in for the reconciliation of the petty cash account attributable to the Easter Egg Hunt. Management will determine the amount of the check to be reimbursed to Mr. Mathias.

9. Next Meeting Date: Annual Meeting is scheduled April 28, 2008.

10. Adjournment:

There being no further business to come before this Board, a motion to adjourn was offered by Ms. Burris and seconded by Ms. Trovinger and the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Gerri P. Daly, LCAM
Community Association Manager Date Adopted: _____