

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

January 11, 2018

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, January 11, 2018 at the Eastview Community Center, pursuant to the notice thereof sent to all members. It was determined that a quorum was present and the meeting was called to order by the President, Ron Filson at 4:00 p.m.

**Directors present:** Ron Filson, Dan Porter, Cathy Hughes, and John Mullin.

**Directors absent:** Mandy Richins

**Also present:** Bob Perlstein, Paul Rothstein, Monica Cooper, and Wendy DeVuyst (recording secretary)

### MINUTES OF PREVIOUS MEETINGS

- A. The minutes of the previous meeting of 12/14/17 were reviewed and the following correction was noted: On page 1, under Member Participation, item "C" it should read, "Chuck Gorski and Wendy Carmichel ...". A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the minutes of the regular Board Meeting of 12/14/17 as corrected. Motion carried.
- B. The minutes of the Executive Session meeting of 12/14/17 were reviewed and a motion was duly made by Ron Filson and seconded by John Mullin to approve these minutes as written. Motion carried. The purpose of this meeting was to discuss legal matters.

### MEMBER PARTICIPATION

- A. Bob Perlstein (18127 Colonnades) sent in a letter that all the Board members have reviewed. His opinion is that the Association was negligent since they agreed that the root was causing the damage and, therefore, is not covered under Section 6.11 of the CC&Rs. He feels that the Association is obligated to pay for the damage, including his expense in exposing the root to be removed. Discussion. John Mullins stated that there was no gross negligence on the part of the Board since we were not aware of the root issue and the Association does not inspect back yards.
- B. Paul Rothstein addressed the Board with regard to the issues he raised with his neighbor. The Board feels that, in their opinion, the first 3 issues in his last letter were addressed. He would like to see the tree removed in the easement area. He submitted a request for ADR with the Board on these issues.
- C. **ARC Report** – Ron Filson reported that 2 Patio Home II applications were approved this past month (new windows and patio cover). Also Mr. Rothstein was at that meeting and Mr. Filson will address his issue later in the meeting.

### COMMITTEE REPORTS:

- A. **Landscape** – Ron Filson
  - **Walk Through/Punch List Items** – The Board reviewed the punch list from the walk through from 1/4/18. John Mullin and Dan Porter also attended the walk through with Ron Filson and the landscape contractor. Discussion on the irrigation system and modifications that are needed. The landscapers have reduced the amount of water being put out and the times.
  - Dan Porter suggested that we consider removal of some of the long strips of grass to reduce the turf. Discussion. The Board will look at this for future projects.
  - **Landscape Requests from Owners:**
    - Root issues at a home on Belle Helene. The landscaper cut the roots and will install a root barrier.

- **Status of Approved Tree Trimming Work Recommended by Arborist (\$700)** – This work has not yet been done. However, the owners at 18127 Colonnades may want to participate in the cost of removing the tree. Ron Filson suggested that we offer to pay the \$350 that we would have spent to trim the tree toward the removal cost of \$700. The owners would have to pay the difference. The Board will put that offer in writing to the two owners giving them until the end of January to decide if they want removal. If the tree is removed, then the root barrier will not be necessary.
- **Water Report** – The water report shows that we are well over budget. Several factors impacted these figures: a change in landscaper contractors in September who did not properly monitor the system, increases in the cost of water, and no rain this fall. John Mullin did a spreadsheet showing the increase in the water use on each street for 2016 and 2017 in August and December. Discussion. We need to get the landscaper to read the water meters every two weeks to try and catch any water issues. Green Tech is now getting copies of the water bills.
- Green Tech has a new after-hours emergency number: 619-779-1716.

**B. Finance** – Cathy Hughes

- **Financial Statement (12/31/17)** – The financial statement was reviewed and we are over budget by about \$16,241 at year-end. This is due to higher water use and costs. Our actual water for last year cost about \$170,000 and we had budgeted \$130,000.
- **Delinquent Accounts** – There is one account that is over 60 days past due and this has been turned over to the attorney and a pre-lien letter was sent. If payment is not received in 35 days, a lien will be filed. A motion was duly made by Ron Filson and seconded by John Mullin to approve reversing the \$10 late fee on one account. Motion carried.

**C. Home Inspections** - Mandy Richins was not present.

- Of the 2 homes that still needed to have work done only one has not completed the work. A Second Notice letter will be sent. Next inspections start in May. The streets to be inspected this year are: Belle Helene, Chretien Ct., Colonnades Pl., Corte Tezcucu, Tatia Ct. and Voisin Ct.

**D. Newsletter** – The newsletter will go out this month. We will have an article about the parking issue and garage storage. We will have an article seeking Board candidates.

**E. Welcoming** – Mandy Richins was not present.

**F. Hardscape** – John Mullin

- The driveway pavers will be reviewed during the next Home Inspections.
- We have the bill from the painter that is more than what the Board had approved since we added another section of wall that was damaged. A motion was duly made by John Mullin and seconded by Ron Filson to approve the additional \$931.31. Motion carried.

**F. President's Report** – Ron Filson

- Noticed a box spring behind a wall. Mr. Filson will call the City for removal.
- Issue at 11970 Corte Tezcucu regarding the drainage in the easement area and the tree installed. There was an ARC request that was approved for the work in the easement area in 2005. However, when they cut out the sections in the easement area to install the trees, they did not change the drainage. Discussion. The Board members need to review the drainage in that area to determine if the owner made adequate provisions for the drainage before the Board can determine what action is needed.
- Issues in letter from owner at 11962 Corte Tezcucu. The parking situation on the street is the City's issue. The rest of the issues will be addressed during the Home Inspections in May. A reply letter will be sent to this owner.

**CORRESPONDENCE**

- A. A letter was received on 12/11/17 from the owners of 11962 Corte Tezcucu regarding issues with their neighbor. Since it was received too late to be discussed last month, the Board addressed it under the President's Report at today's meeting.
- B. A letter dated 12/18/17 was sent to the owner at 11970 Corte Tezcucu in reply to his letter and comments to the Board at the last meeting.
- C. A letter dated 12/18/17 was sent to in reply to the owner of 17710 Rosedown informing him that the arborist reviewed the pine tree in the Common Area behind his home and does not recommend removal. The owner can pay to have this tree removed at a cost of \$700.
- D. Second Notice letter dated 12/18/17 was sent to the owners at 17675 Belle Helene regarding landscape issues in the easement area to be addressed.
- E. A letter dated 12/18/17 was sent to the owners of 18127 Colonnades denying their request for reimbursement for removal of the artificial turf in their backyard so that the Association's tree root could be cut. They sent 2 reply letters (12/20/17 and 1/2/18). In the second letter they offered to reduce the reimbursement request from \$1250 to \$1000.
- F. A letter dated 12/18/17 was sent to the former tenant at 18137 Chretien Court regarding his action against the Association in Small Claims Court. A reply letter dated 1/8/18 was received stating that he had ownership in the home and has the right to sue.
- G. A letter dated 12/20/17 was sent to the owners at 17615 Parlange asking them to power wash the upstairs wall over the front door.
- H. A Second Notice letter dated 12/20/17 was sent to the owners of 17639 Parlange asking them to complete the work on their home noted after the initial home inspection. The owner has complied.
- I. Our attorney has sent a pre-lien letter dated 1/10/18 to an owner who owes \$1840 asking for payment in full within 35 days. If not paid, then a lien will be filed.

**UNFINISHED BUSINESS**

- A. **Garage Violation at 17740 Rosedown** – Ron Filson reported that he spoke with the owner and they were to have it cleaned out over the Christmas break. Mr. Filson will follow up.
- B. **Trimming of Vegetation by Owner at 17675 Belle Helene** – This work has been done.
- C. **Repair of Wrought Iron Fence in Backyard at 17755 Devereux** – The fence still needs to be repaired. Ron Filson will continue to monitor this situation.

**NEW BUSINESS**

- A. **Board Elections in March** – The Board elections will be in March with the ballots to go out after the February Board meeting. The terms of Ron Filson, Cathy Hughes and Mandy Richins will be coming up. Cathy Hughes is not running for re-election, but Ron Filson and Mandy Richins are running for election.

With no further business to be brought before the Board, the meeting adjourned at 5:34 p.m. and the Board went into Executive Session to discuss legal matters.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, Feb. 8, 2018 at 4 p.m.**