

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

January 14, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, January 14, 2016 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, Kay Agriesti at 4:00 p.m.

Directors present: Kay Agriesti, Greg Kritzer, Ron Filson, Cilla Kersey and Cathy Hughes.

Directors absent: None.

Also present: Cal & Fran Watson, Alan Hemphill, Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve the minutes from the regular Board meeting of 12/10/15 as written. Motion carried.

MEMBER PARTICIPATION

- A. **Disciplinary Hearing for 18137 Chretien** – The owner was sent a notice to appear at this time if he did not bring his garage into compliance with the CC&Rs as of this date. The owner did not reply to the letter or attend the meeting.
- B. Fran Watson complained about the parking situation on Chretien. Discussion. The Board suggested that she contact the Police and Fire Department regarding violations on the City street. The Board will send a letter to the owner at 18137 Chretien regarding visitors blocking driveways.
- C. **ARC Report** – Ron Filson reported that the ARC did not meet this past month, but there were two applications for Patio II that were approved (17655 Belle Helene and 17649 Parlange).

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. Pro-Scape will be installing root barriers along the sidewalk on Devereux and cutting back the tree roots. All the back flows were inspected and passed. We removed a tree at 17675 Devereux due to tree root problems. Will install a replacement tree. Overseeded the lawns in some areas during the rain. Drainage problem at 17720 Rosedown was caused when roots clogged the pipe and it backed up during the rain. We have paid to replace the drainage pipe. It was suggested that we put an article in the newsletter reminding owners to clean out their gutters and to make sure that their yard drainage is working properly.
- Need to check the irrigation on Rosedown. Kay Agriesti stated that we have had a complaint about water coming on daily.
- Cilla Kersey reported that during the heavy rain they had mud from the slope coming into her pool. Pro-Scape will look into this matter.
- **Tree Trimming Work Approved in November** – All the tree work that was approved has been done.
- The golf course has removed the large Palm tree that was on our property line.
- Discussion on the condition of the Red Apple ice plant.
- **Relandscaping Work Along Devereux** – The project has been put on hold during the rainy weather. Mr. Filson would like to have input from the Board on plantings. Discussion.

Committee Reports (continued)

- **Landscape Requests from Owners:** Tree removal and replacement tree at 17675 Devereux was requested.
 - **Tree Removals Where Roots Impact Plumbing** – Would like to remove two trees at 17722 and 17726 Bellechase where the tree roots are impacting the plumbing. Asked the Board to review these trees and Mr. Filson will get a bid.
 - **Water Report** – The water report was reviewed. We spent \$95,000 on water for the year and lowered our water use from 2013 by 32%.
- B. Finance** – Cathy Hughes
- **Financial Statement (12/31/15)** – The financial statement was reviewed and we are under budget by \$41,625. This is due to low water usage.
 - **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- C. Home Inspections** – Kay Agriesti
- **2015 Home Inspections** – The next batch of addresses to be done were given until 1/1/16 to complete the work. The Board reviewed the six addresses and all the work has been done.
- D. Newsletter** – Cilla Kersey reported that the newsletter will go out this month.
- E. Welcoming** – Cilla Kersey reported she needs to welcome a new owner on Voisin.
- F. Hardscape** – Greg Kritzer
- **Repairs to Rusting Irrigation Control Boxes** – The contractor is hoping to start the work tomorrow, weather permitting.
 - **Bid for Wall Repairs behind Bellechase/Devereux** – The foundation has sunk. The contractor is recommending replacing that entire section of wall, with a new foundation, and anchor the wall to the column for a cost of \$1,800, rather than just patching the crack. Discussion. A motion was duly made by Greg Kritzer and seconded by Kay Agriesti to approve the bid of \$1,800 for this work. Motion carried.
 - **City Repairs to Street Lights and Sidewalk** – There are still 3 lights that need to be repaired. Still following up with the City. Followed up again on the raised sidewalk on Tretagnier.
- G. President's Report** – Kay Agriesti
- Report from legal symposium was reviewed.

CORRESPONDENCE

- A.** A letter dated 12/15/15 was sent to the owner at 18121 Chretien acknowledging that all the work on the Home Inspection report for this address has been completed.
- B.** A letter dated 12/15/15 was sent to the owner at 18117 Chretien acknowledging that all the work on the Home Inspection report for this address has been completed.
- C.** A letter dated 12/15/15 was sent to the owner at 11970 Corte Tezcuco acknowledging that all the work on the Home Inspection report for this address has been completed.
- D.** A letter dated 12/15/15 was sent to the owner at 17730 Rosedown acknowledging that the garage is now in compliance with the CC&Rs.
- E.** A reply letter dated 12/15/15 was sent to the owner at 17710 Bellechase stating that the Board voted unanimously not to remove the Pine trees in the Common Area behind his home. The trees have recently been laced and thinned. The Board will also be addressing the crack in the wall behind his home. He sent a reply letter dated 12/22/15 asking about the impact the trees will have on his quality of life and the resale of his property. Discussion. The Board will take no further action on this matter.

Correspondence (continued)

F. A Notice of Hearing dated 12/15/15 was sent by Certified Mail, Return Receipt Requested, to the owner of 18137 Chretien regarding violations of the CC&Rs regarding the garage storage. The owner was asked to appear at a hearing on 1/14/16 or respond by letter.

UNFINISHED BUSINESS

- A. **Garage Violation at 18137 Chretien** – The tenant was here and stated that the work was done. He invited the Board members to review the garage to see if it's in compliance, however, he could not have the Board do the review until tomorrow. Discussion. A motion was duly made by Ron Filson and seconded by Cathy Hughes that a fine of \$200 be imposed since the owner did not allow us to review the garage today, which is the deadline date. Motion carried. The fine can be rescinded if the tenant makes arrangements to have the garage reviewed for compliance.
- B. **Board Elections in March/Annual Meeting** – It was decided that the Annual Meeting will be on 3/17/16. Ron Filson and Cathy Hughes will run for re-election. Any candidates must submit their name and bio by Feb. 10. Notice will go in the newsletter. Cilla Kersey will be in charge of refreshments.

NEW BUSINESS

- A. It was suggested that the Board consider updating the Bylaws and CC&Rs. The Board will put this on the next agenda for further discussion.

With no further business to be brought before the Board, the meeting adjourned at 5:25 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Feb. 11, 2016 at 4 p.m. at the EVCC.