

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

January 9, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, January 9, 2014 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, Linda Filson, Tom Francis, and Helen Beaumont.

Directors absent: Greg Kritzer.

Also present: Jay Helms, Chuck Eliyas, Marty Lave, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Tom Francis and seconded by Helen Beaumont to approve the minutes from the previous regular Board meeting of 12/12/13 as written. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson was not present and had no report.

B. Chuck Eliyas (17710 Bellechase) was here representing himself and his neighbor at 17704 Bellechase. He asked about the disposition of the trees behind his home and that of his neighbor. Kay Agriesti advised that the Board will be addressing the trees later in this meeting.

C. Marty Lave provided a newspaper article regarding ice plant not being good for slopes as it can result in slope slippage, attracts bees and rats, and does not protect against fires. Kay Agriesti will follow up with the Master Gardeners to get their input on this matter.

COMMITTEE REPORTS:

A. **Landscape** – Linda Filson

- **Contractor Report** - Jay Helms reported that the poinsettias will be removed at the entry and replaced with purple pansies. The front yards and the slopes will be fertilized within the next 2 weeks. They noted that there are spots of red apple that are off color. They will be applying iron to those areas to green them up. The irrigation repair projects for the winter have been completed. The french drain at Tretagnier and Devereux should be completed next week. The arborist recommended installing small rings around the smaller trees to prevent the landscapers from hitting the trunks with the edgers. Pro-Scape will be addressing this issue. The arborist recommended that we not cut back the Crepe Myrtle trees as was done. Pro-Scape did this work and has been told not to do this work again.
- **Walk Through/Punch List Items** – All the work from the last punch list has been completed.
- **Tree Removal Request by Owners: 17718 Bellechase, 17710 Bellechase, 17704 Bellechase, 17695 Devereux and 12021 Tretagnier** – The tree issues will be discussed under the arborist report. The tree at 17695 Devereux was addressed by Pro-Scape last month.
- **Backflow Testing** – We had a problem with the City receiving the paperwork on the backflow testing. The contractor emailed them several times, but the City did not receive one of them. We received a water shut-off notice. The contractor contacted the City and resolved the matter by again sending them the inspection report.

Committee Reports (continued)

- Will need to again review the trees to be trimmed this time with the tree contractor to re-bid the work based on the information provided by the arborist.
- **Water Report** – The Board reviewed the water usage report. We have used less water in the past 2 months than over the same period last year. Our water cost for the year came in at \$118,600. Water rates are expected to go up 8% per year for at least the last 2 years.

B. Finance – Tom Francis

- **Financial Statement (12/31/13)** – We have \$43,165.99 in our operating checking account and \$6,878.19 in the operating Money Market account. Members Dues Receivables are \$935.00 and Members Prepaid Dues are \$21,012.25 for a difference of \$20,077.25.
Our Expenses Year to Date are \$4,262.01 under budget. Items that were significantly under budget included R&M-Driveways, Legal Fees, Bad Debt, and Insurance. Items that were significantly over budget included Landscaping R&M/Backflow Testing, Water, Landscaping Tree Trim/Refurb, Back Slope Trimming, and R&M-Hardscape. We have \$53,637.99 in Reserves. A motion was duly made by Tom and seconded by Helen to roll any net income funds over the budget be rolled into the Reserves.
Motion carried.
- **Delinquent Accounts** – No accounts are more than 60 days past due.

C. Home Inspections – Kay Agriesti reported that all the 2013 Home Inspections have been completed. Need to start preparing for the 2014 inspections as of 4/1/14.**D. Newsletter** – Helen Beaumont reported that a newsletter will go out this month.
Discussion on articles.**E. Welcoming** – Helen Beaumont reported that she has not welcomed any new residents.**F. Hardscape** – Greg Kritzer was not present. Kay Agriesti reported.

- **Status of Painting Common Walls** – The work has been completed.
- **17621 Parlange Street Light** – Following up with the City. There is another one that needs to be addressed by the City.
- **Rusting Meter Box** – Still looking into who is responsible for the maintenance of these boxes.
- **Raised Sidewalk at Escala and Chretien** – Following up with the City.

G. President's Report – Kay Agriesti

- **Inspection by Fire Marshall** – Still has not been able to get the Fire Marshall out. We will remove this from the agenda.
- **Inspection by Arborist** – The Board met with an arborist from Atlas Environmental on 1/6/14 to review the trees in the Common Area in the next phase of tree trimming. He charged \$250 per hour for the meeting with the Board. The Board was very pleased with the arborist's professionalism and knowledge. The arborist was pleased with the way we are currently trimming our trees. Discussion on some of the items that were discussed (crown reduction; not needing to trim all trees in each area every time unless they are needed; multi-trunk trees should have been thinned out years ago when they were smaller; removal of some trees for safety reasons). The arborist made recommendations on some tree trimming work where branches are over-hanging houses or where there are split trunks. It is recommended that we budget to have the arborist out annually to review each of the 3 phases of trees, with the front yard trees being the 4th phase. We will get a bid from the arborist to do one area to see what kind of work he does. A motion was duly made by Tom Francis and

Committee Reports (continued)

seconded by Kay Agriesti to get a bid from the arborist at Atlas Environmental to provide a plan for addressing the trees scheduled for 2015. Discussion. Motion carried. Kay Agriesti will follow up with Atlas Environmental on this bid. Based on the recommendations of the arborist the following action will be taken:

- A motion was duly made by Tom Francis and seconded by Kay Agriesti to immediately have the Association pay to remove the trees behind 18121 Chretien and 12016 Versailles as these are safety hazards, as determined by Atlas Environmental Services. Motion carried.
- The arborist does not recommend removal or trimming of the Pine trees behind 17704 and 17710 Bellechase. A motion was duly made by Kay Agriesti and seconded by Linda Filson to deny the request to remove the two Pine trees behind the home at 17704 Bellechase. Discussion. Motion carried with Helen Beaumont abstaining. One of the main reasons for denial was these trees are at the entry to the community and highly visible. A letter is also to be sent to the owner at 17704 Bellechase asking him to trim bushes inside his courtyard to be trimmed away from the wall.
- The arborist does not recommend removal or trimming of the Pine trees behind 17718 Bellechase. Discussion. A motion was duly made by Tom Francis and seconded by Linda Filson to deny the request to remove the trees behind this home. Motion failed with Kay Agriesti and Helen Beaumont opposed. A motion was duly made by Kay Agriesti and seconded by Helen Beaumont to allow the owner at 17718 Bellechase to pay for the removal of the one middle Pine tree in the Common Area behind this address and crown reduction on the other two trees. Discussion. Motion failed with Tom Francis and Linda Filson abstaining.
- At 17752 Bellechase we had a new request and the owner wants the tree removed. A motion was duly made by Kay Agriesti and seconded by Helen Beaumont to allow the owner at 17752 Bellechase to pay for the removal of one Aleppo Pine tree in the Common Area behind his house since this tree is not highly visible and there are other trees between it and street below. Discussion. Motion carried.
- The tree removal request at 12021 Tretagnier was discussed. A motion was duly made by Tom Francis and seconded by Helen Beaumont to allow the owner at 12021 Tretagnier to pay for the removal of two trees in the Common Area behind this address (#2 tree on her map and another that is leaning over). The reason to allow these removals is that these trees are not very visible from any the neighboring streets and there are many other trees grouped tightly there with their canopies touching. Motion carried.

CORRESPONDENCE

- A. Letters dated 12/16/13 were sent to the following owners advising them that the Board has confirmed that they have completed all requested Home Inspection work: 17758 Bellechase, 17722 Bellechase, 17742 Bellechase, 17752 Bellechase, and 17758 Bellechase.
- B. A letter dated 12/16/14 was sent to the owners at 17683 Belle Helene giving them permission to allow the pod to remain on their driveway until 1/17/14.

UNFINISHED BUSINESS – None.

NEW BUSINESS

A. Annual Meeting/Board Elections - The date of the Annual Meeting is March 13, 2014. The ballots will be counted at 3:30 p.m., followed by the regular Board meeting at 4 p.m. The Annual Meeting will start at 5 p.m. All names of potential candidates must be in by February 5, 2014. Helen Beaumont will handle the refreshments.

With no further business to be brought before the Board, the meeting adjourned at 5:29 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Feb, 13, 2014 at 4 p.m.