

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

October 13, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, October 13, 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, Ron Filson at 4:11 p.m.

**Directors present:** Ron Filson, Cathy Hughes, Cilla Kersey, and Mandy Richins.

**Directors absent:** Greg Kritzer.

**Also present:** Chuck Radloff, Jay Helms (Pro-Scape), and Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cilla Kersey and seconded by Cathy Hughes to approve the minutes from the regular Board meeting of 9/8/16 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there were no Patio II applications this month.

**B.** Chuck Radloff addressed the Board regarding the re-sodding of his front lawn. He has been waiting for over a year to have this issue addressed. The Board apologized for not addressing the problem sooner, and stated that it will be much improved by November.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. We want to overseed the Bermuda grass with a Winter Rye at the end of October or beginning of November. Pro-Scape will replace some turf areas with sod within the next few weeks.
- **Purchase of Additional MP Rotator Heads** – The new irrigation heads for Rosedown are being purchased and installed.
- **Landscape Requests from Owners:** 17770 Rosedown – request 2 pine trees be trimmed this winter. We will schedule this work. 17649 Adena Lane – asked to have the tree behind 17655 Belle Helene trimmed. This tree belongs to the individual owner. The person complaining contacted the homeowner directly to have the tree trimmed. Discussion on sending a letter to the owner who complained since she said she represented the Association when she called the neighbor to have the tree trimmed.
- Will have the tree contractor out next month to review some of the trees that need to be trimmed.
- **Water Report** – The report will be ready next month.

**B. Finance** – Cathy Hughes

- **Financial Statement (9/30/16)** – The financial statement was reviewed and we are under budget by \$31,294. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- **Approve 2017 Budget and Reserve Study** – The Board met and reviewed the figures for the 2017 budget and Reserve Study. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the 2017 budget as presented, with no change in the monthly assessment, and to approve the Reserve Study as presented. Motion carried. A motion was duly made by Ron Filson and seconded by Cathy Hughes to

Committee Reports (continued)

fund the Reserves for 2016 to the level of \$65,547. Motion carried. The Board thanked Ms. Hughes for all her hard work.

- **Moving Funds from Morgan Stanley** – Ms. Hughes is looking into this matter and will get more information for the next meeting.

**C. Home Inspections** – Cilla Kersey

- **2016 Home Inspections** – A re-inspection was done last week and there are still 4 owners who have work left to do. All but one seems to be in process. A letter will be sent to that one owner who still needs to paint his chimney.

**D. Newsletter** – The next newsletter will go out this month with the budget. We will include the opt-out form for the coupon books. Discussion on articles.

**E. Welcoming** – Mandy Richins has not welcomed any new owners.

**F. Hardscape** – Greg Kritzer was not present. Ron Filson reported.

- **Bid for Painting of Meter Boxes, Electrical Boxes and Repairs/Painting of Common Area Walls** – We have a bid from Certi-Pro to paint the meter boxes, and repair and paint some of the Common Area walls for \$5,225. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve this bid. Motion carried.
- **City Repairs to Street Lights, Sidewalk, and Streets** – No work has been done. A lamp pole fell over. The City was contacted to re-check all the lamp poles.

**G. President's Report** – Ron Filson had nothing to report.

**CORRESPONDENCE**

- A.** A certified letter dated 9/13/16 was sent to the owner of 17764 Bellechase regarding the drain he wants to install under the back Common Area slope. He was advised what was needed to have an outside contractor do the work, which includes Board approval.
- B.** The owner of 17752 Bellechase was to have cleaned out their garage by the end of last month. We need to request an inspection to see if the work has been done.

**UNFINISHED BUSINESS**

- A. Garage Violation at 18137 Chretien** – The house is still for sale and we have ceased fining them for now.
- B. Update of Bylaws and CC&R's** – The Board met with the attorney earlier today to review the proposed changes. The attorney will incorporate the changes from the meeting today and get them back to the Board. Once the Board approves the changes, then we will set up a meeting with the owners.
- C. Drainage at 17764 Bellechase** – The owner has put this work on hold. Ron Filson contacted the City Waste Water Management Department about draining pond water into the storm drains. We need to send a letter to this owner advising him that he cannot drain his pond into the City storm drain, per the City. Pond water can be drained into the sewer line. We will also advise him that we will be sealing up the current pipes that come out onto the slope.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting adjourned at 5:00 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: **Thursday, Nov. 10, 2016 at 4 p.m. at the EVCC.**