

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

October 16, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, October 16, 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, Greg Kritzer, Helen Beaumont, and Ron Filson.

Directors absent: Cathy Hughes.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Greg Kritzer and seconded by Helen Beaumont to approve the minutes from the regular Board meeting of 9/11/14 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that during the last month there was only one application for Patio II at 17730 Bellechase for painting that was approved.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report/Punch List Items** – The punch list from the October walk through was reviewed. Now that the weather has cooled, turf repairs will begin. There will be an application for Nut grass on 10/20, with another application about 4 weeks later. The lawns will be aerated in the next few weeks which will help with water retention. We will then overseed with Rye grass where there is Bermuda grass. The solar timer was repaired by Pro-Scape. The replacement of sprinkler heads on the slopes to MP rotator heads is beginning. There is a rebate offered for changing out the current heads to the MP rotators. By switching spray heads to drip irrigation in the front planters would also qualify for a rebate. Pro-Scape provided information to the Board on these rebates. Jay Helms also looked at turf areas where there is a lot of run off. He will experiment changing out those sprinkler heads with the MP rotator heads to see if this eliminates the run-off.
- Kay Agriesti asked that all the tree stakes be removed from the slope trees.
- **Rabbit Removal** – We are having trouble finding another contractor to take care of the rabbit problem.
- **Tree Removal Requests from Owners:**
 - 12077 Tretagnier – These trees were removed at the owner's expense.
- Kay Agriesti received a phone call from a property manager regarding tree removals on Tatia to restore views. She advised them that the individual owners have to contact the Board.
- **Water Report** – No report for this month.

B. Finance – Cathy Hughes was not present.

- **Financial Statement (9/30/14)** – The financial statement ending 9/30/14 was reviewed and approved. We are over budget on operating expenses year-to-date by \$16,398. This is mostly due to water which is \$16,572 over budget to date.
- **Delinquent Accounts** – There are 2 owners delinquent. One owes for more than 60 days. If payment is not received by the end of the month, the account will be sent to the attorney for a pre-lien letter.

Committee Reports (continued)

- **2015 Budget** – The Board reviewed the proposed budget for 2015 at a Special meeting on 9/16/14. Discussion. The Board will hold a Special meeting to approve the budget on 10/22 at 4 p.m.
- C. Home Inspections** – Kay Agriesti
 - **2014 Home Inspections** – Ms. Agriesti reported follow up letters were sent out giving owners who had not responded or completed their work until 10/15/14. Discussion. The Board directed that follow up letters be sent to the following addresses: 17671 Devereux and 17775 Devereux asking them to attend hearings at the next Board meeting for possible fines.
- D. Newsletter** – Helen Beaumont reported that the newsletter will go this month. Discussion on articles and changing the format of the newsletter.
- E. Welcoming** – Helen Beaumont has one new person to welcome.
- F. Hardscape** – Greg Kritzer
 - **Repairs by City to Broken Curb** – The City has not made any repairs.
 - The rusting electrical boxes will be painted.
 - There is also electrical wiring exposed in some of the City light fixtures. Also, bee hives have been found in the lights. We will get exact locations and contact the City.
 - Ron Filson noted that the Association walkway at 17715 Devereux is raised. We need to repair the sidewalk and then Pro-Scape will install a root barrier in this area. Mr. Kritzer will get a bid for the sidewalk repair.
- G. President's Report** – Kay Agriesti
 - **Follow up on Golf Course Trees** – Some of the Board members need to make contact with them in person next month.

CORRESPONDENCE

- A.** On 9/16/14 letters were sent to all owners who had not completed the work for the Home Inspections or who had not returned their forms. They were given until 10/15/14 to comply. Responses were received from 4 owners.
- B.** On 9/16/14 a letter was sent to the owners at 17611 Parlange regarding the Home Inspection report for their home that was not mailed out in May. The owners were given until 11/16/14 to comply.
- C.** A letter dated 9/16/14 was sent to the owners of 12077 Tretagnier advising them that the trees they paid to have removed in the Common Area were removed.
- D.** A letter dated 9/16/14 was sent to the owners of 18189 Chretien denying their request to pay for removal of a Pepper tree in the Common Area behind their home. They were advised that they would be allowed to pay for additional trimming of this tree.
- E.** A letter dated 9/16/14 was sent to the owner of 12023 Versailles advising her that the lawns would be addressed by the landscaper when the weather cooled and the trees by her home are scheduled to be trimmed in January 2015.
- F.** A letter dated 9/16/14 was sent to the owner of 17763 Bellechase confirming his conversation with Ron Filson regarding him removing a bee hive in his front wall.
- G.** A letter dated 9/16/14 was sent to the owners of 17770 Rosedown denying their request for removal of 2 Pine trees in the Common Area behind their home.

UNFINISHED BUSINESS

- A. Surveyor for Parlange** – Tabled.

Unfinished Business (continued)

- B. Use of Drought Tolerant Plants on Slopes** – Kay Agriesti has contacted the City and arranged a meeting with their landscape architect on 10/27 at the Community Center to discuss water conservation and possible use of drought tolerant plants. We will invite all the Eastview Boards, the Community Center Board, the ARC and the two landscapers for this area.
- C. Garage Violation at 17639 Parlange** – The owner had until 9/21 to comply with our letter asking that the garage be cleaned out so that two vehicles can be parked inside. The garage has been cleaned out. A thank you letter will be sent.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 5:09 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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