

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**October 8, 2015**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, October 8, 2015 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:** Chuck Radloff, Jay Helms, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the minutes from the regular Board meeting of 9/10/15 as written. Motion carried.

### MEMBER PARTICIPATION

- A. **ARC Report** – Ron Filson reported that the ARC did not meet in September.
- B. Chuck Radloff (12077 Tretagnier) has a problem with the bushes dying in the front Common Area. Ron Filson reported that these bushes will be replaced.

### COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the October punch list. All the bushes are being trimmed and the pine needles are being cleaned up. Behind the homes on the west side of Rosedown Pro-Scape is replanting the bank with red apple cuttings where the older ground cover is dying out. Discussion on whether we should over-seed with Rye grass this year. The consensus is not to over-seed this year. Discussion on doing aeration on the lawns. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve up to \$500 for the aeration of the lawns. Motion carried. We will be doing some tree trimming over the winter months. In addition we will be doing some root control along Devereux where tree roots from Pear trees are lifting the sidewalks.
- **Status of Water Conservation Measures** – The sprinkler relocation on Escala was done. Another application of Moisture Manager will be applied this month. The rotor sprinkler heads have been installed in all the approved areas. Discussion. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve another \$500 for replacement of irrigation heads with MP rotator heads on the grass area along Devereux and the turf area on Parlange. Motion carried. The rebates are still not available at this time.
- On the left side of the garage at 17780 Rosedown the owner is asking for some new bushes, at her expense. Mr. Filson will follow up.
- **Bid for Relandscaping Work Along Devereux** - Pro-Scape is working up a plan for relandscaping this area. They will bring a plan and plant photos to show what could be done at the next meeting.
- **Landscape Requests:**
  - 18159 Colonnades – front lawn is dead. Mr. Filson checked and it was due to rabbit damage. The irrigation is working fine.
- **Meeting with Arborist** – Met with the arborist and walked Devereux, Tatia, Parlange and Rosedown. He commented that the Association looks good. At the end of

Committee Reports (continued)

Parlange there are 7 Pine trees that he recommends be trimmed back. One large Pine tree that hangs over the street on Parlange should be removed. They did discuss removing the Acacia on a slope area. We will check with the homes nearby to see if these are a problem. Along the golf course there is a Pepper tree that needs to be trimmed. We will ask the golf course to remove one very large Palm tree that is cracking the culvert. He addressed the need for the root surgery along Devereux due to the Pear trees. There is a tree on Tatia where root surgery is needed where the roots are starting to crack the wall. There are a lot of dead plants on slopes that should be removed. The cost for this review by the arborist was about \$400. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve up to \$500 for the arborist. Motion carried.

- **Review of Nursery by Board** – This has been tabled.
- **Water Report** – The water report will come out next month.

**B. Finance** – Cathy Hughes

- **Financial Statement (9/30/15)** – The financial statement was reviewed and we are under budget by \$47,233. This is due to low water usage.
- **Delinquent Accounts** – There are no accounts that are more than 60 days past due.
- **Approve 2016 Budget** – The budget proposal was presented to the Board and reviewed. A motion was duly made by Cathy Hughes and seconded by Cilla Kersey to approve the 2016 budget as presented with no increase in the monthly assessment. Motion carried.

**C. Home Inspections** – Kay Agriesti

- **2015 Home Inspections** – Re-inspections were done on all properties. There are 3 owners who did not do the work or return the form. These owners will receive letters asking them to hearings next month. There are 11 owners that returned the form stating that the work was done, but were found to be unsatisfactory or incomplete. Follow up letters will be sent to these owners.

**D. Newsletter** – Cilla Kersey reported that the newsletter will go out this month. Discussion on articles.**E. Welcoming** – Cilla Kersey reported that previously she welcomed several new owners.**F. Hardscape** – Greg Kritzer

- **Painting Rusting Electrical Boxes** – The Boy Scouts will be doing the work in the next few weeks.
- **City Repairs to Street Lights** – There are still 3 that need to be repaired. Still following up with the City.
- Reported a problem with the City sidewalk at 17735 and 17745 Devereux to the City. They are supposed to come out and look at it.
- Mr. Kritzer asked Pro-Scape about the electrical boxes next to the irrigation controllers. They are typical throughout the county. Discussion on raising up the boxes off the ground to prevent rusting. May do one as an example. Also, the hunter boxes are looking bad. This can be included with the boxes that the Boy Scouts will be painting. The Board approved this idea.

**G. President's Report** – Kay Agriesti had nothing to report.**CORRESPONDENCE**

- A.** A letter dated 9/15/15 was sent to the owner at 17763 Bellechase thanking her for dealing with the bee hive in her wall. She was asked to provide information on the action she

Correspondence (continued)

took for our records.

- B. A letter dated 9/16/15 was sent to the owner at 17666 Tatia noting that the window sills were recently painted an unapproved color. He was asked to submit an architectural request for an approved paint color.
- C. A letter was received on 10/5/15 from an owner asking that late fees on her account be waived, if possible. Discussion. A motion was duly made by Kay and seconded by Ron to approve waiving the late fees on this account. Motion carried.
- D. A letter dated 10/5/15 was received from the owner of 12077 Tretagnier regarding an article in the newspaper on fire dangers and insurance rates. He asked that the Board consider any and all efforts to take precautions against wildfires.

**UNFINISHED BUSINESS**

- A. **Report on Meeting with City on Condition of Streets** – Kay Agriesti reported that it was a very good meeting with the Councilman. By the end of December they will have a report online as to which streets will be prioritized for repairs. Board to send a thank you note to Councilman Kersey.
- B. **Garage Violations at 17730 Rosedown and 18137 Chretien** – The owners had until October 8, 2015 to comply. The owner at 17730 Rosedown asked for an extension until 11/1/15. Board members will go and review the other property.

**NEW BUSINESS** - None.

With no further business to be brought before the Board, the meeting adjourned at 5:22 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

NEXT BOARD MEETING: **Thursday, Nov. 12, 2015 at 4 p.m. at the EVCC.**