

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

November 10, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, November 10, 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 4:02 p.m.

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

Directors absent: None.

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

It was announced that Cilla Kersey has resigned from the Board, effective today, as she has sold her home and is moving from the area. The Board thanked her for all her service to the community.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Cilla Kersey to approve the minutes from the regular Board meeting of 10/13/16 and the Executive Session minutes of 10/13/16 as written. Motion carried. The purpose of the Executive Session meeting was to meet with the attorney to review the proposed changes to the Bylaws and CC&R's.

MEMBER PARTICIPATION

- A. **Disciplinary Hearing for 17742 Bellechase (home inspection)** – The owner was asked to attend this meeting to explain to the Board why she has not done the requested work from the home inspection. The owner did not attend and the work has not been done. The Board has spoken with the owner and gave her until 12/31/16 to complete the work. Ron Filson will follow up on this matter.
- B. **ARC Report** – Ron Filson reported that there was only one Patio II request that was tabled since the patio cover would hang over the Common Area.
- C. An owner suggested that the residents use dusk to dawn light bulbs with sensors in the front of their homes to provide better security. He would like this mentioned in our next newsletter. His other issue is the trees in front of his home in Devereux. He does not like seeing them laced and would rather see them left to grow naturally. The Board explained that every 2 years the Board has them laced to keep them off of the roofs. He would like to have his trees laced less severely or less often. Discussion.

COMMITTEE REPORTS:

- A. **Landscape** – Ron Filson
 - **Walk Through/Punch List Items** – The punch list was reviewed. Pro-Scape has been patching the damaged front lawns. The annual inspection of the backflow devices will be done this month per the City.
 - **Tree Trimming Bid** – We have a bid from Union Tree to do some tree trimming work on 78 trees throughout the property for a cost of \$11,900. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the bid for tree trimming work for up to \$11,900. Motion carried.
 - **Landscape Requests from Owners:** Request from the owner at 18129 Chretien to have a Pepper tree trimmed. This will be included in tree work to be done.

Committee Reports (continued)

- **Water Report** – The report for the past two months was reviewed. For the past two months we used less water over 2014, but with the increased cost of water, the overall cost of water is higher.
- B. Finance** – Cathy Hughes
- **Financial Statement (10/31/16)** – The financial statement was reviewed and we are under budget by \$28,411.
 - **Delinquent Accounts** – There is one account that is over 60 days past due.
 - **Moving Funds from Morgan Stanley** – Ms. Hughes reported that the money will be transferred to Union Bank.
 - **Approve Audit Proposal** – We have a bid from AM Owens & Co. to do the annual audit and tax preparation work for a fee of \$1490. This is \$40 more than last year. A motion was duly made by Cathy Hughes and seconded by Mandy Richins to approve the bid of \$1490 for the audit and tax preparation work. Motion carried.
- C. Home Inspections** – Cilla Kersey
- **2016 Home Inspections** – All the work has been completed with the exception of the one home already discussed.
- D. Newsletter** – The newsletter was sent out with the budget. Next newsletter goes out in January. The recording secretary will type the next newsletter.
- E. Welcoming** – Mandy Richins has not welcomed any new owners yet.
- F. Hardscape** – Greg Kritzer
- **Status of Work to Meter Boxes, Electrical Boxes and Repairs/Painting of Common Area Walls** – The work has been completed and looks good. There was an additional charge since some of the wall repairs were more extensive. A motion was duly made by Greg Kritzer and seconded by Cilla Kersey to approve the additional \$421 for this work. Motion carried.
 - **City Repairs to Street Lights, Sidewalk, and Streets** – Nothing to report.
- G. President's Report** – Ron Filson
- **Garage Violation at 17752 Bellechase** – The owner still has not called Mr. Filson for a re-inspection. Mr. Filson will follow up with the owner.
 - Letter from Charles Radloff thanking the Board for putting in a new lawn in front of his home.

CORRESPONDENCE

- A.** A letter dated 10/19/16 was sent to the owner at 17782 Bellechase advising him that he still needed to power wash the chimney per the home inspection. He was given until 11/1/16 to do the work.
- B.** A letter dated 10/19/16 was sent to the owner at 17752 Bellechase giving him until 11/1/16 to contact the Board for the inspection of his garage per our letter of 8/23/16.
- C.** A certified letter dated 10/19/16 was sent to the owner of 17764 Bellechase advising him that the Board had rescinded their approval for him to install drain lines under the Common Area slope behind his home.
- D.** A letter dated 10/26/16 was sent to the owner of 17649 Adena Lane (in the Duplexes) regarding the request she had made to one of our owners to trim trees in her yard. The Duplex owner implied that she was from the HOA and had authority to make her trim her trees.
- E.** A certified letter dated 10/26/16 was sent to the owner at 17742 Bellechase asking him to a hearing on 11/10/16 for possible fines since he has done none of the work on the Home Inspection form and has not contacted the Board.

UNFINISHED BUSINESS

- A. Garage Violation at 18137 Chretien** – The house is in escrow and we have notified escrow of the \$1400 in fines owed on this property.
- B. Update of Bylaws and CC&R's** – The attorney provided the revised Bylaws and CC&R's. We will have a town hall meeting at January 12, 2017 at 4 pm. A separate letter will be sent out in December to all owners about the meeting.
- C. Drainage at 17764 Bellechase** – A letter was sent to this owner (George Stringfellow) advising him that his pond water could not be drained into the storm drain. Therefore, the Board would not allow him to install a drain under the Common Area slope out to the street below for this purpose. The owner has since installed a permanent drain line from his pond into his sewer outlet. The other issue is the two drain lines that come out onto the slope from the neighbor's home to drain surface water from the yard to keep Mr. Stringfellow's yard from flooding. The owner does not want to cap these two lines. Mr. Stringfellow has a licensed and insured contractor to install drain lines under the Common Area slope to drain surface water from his neighbor's yard. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the request from the owner to have this licensed and insured contractor install the drain lines under our Common Area slope, with the condition that he must maintain the pipe and provide the Board with a copy of the City permit for the curb coring work. Motion carried. We will send a letter to this owner advising him of the approval and the conditions.

NEW BUSINESS

- A. Addendum to Secretarial Contract** – We have an addendum for 2017 for the secretarial contract with no changes to the existing contract. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the addendum for 2017 to the secretarial contract. Motion carried.
- B.** Discussion on again having a luncheon for the landscapers this Christmas. The Board approved the idea.

With no further business to be brought before the Board, the meeting adjourned at 5:01 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Dec. 8, 2016 at 4 p.m. at the EVCC.