

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

November 9, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, November 9, 2017 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 4:01 p.m.

Directors present: Ron Filson, Dan Porter, Cathy Hughes, Mandy Richins, and John Mullin.

Directors absent: None.

Also present: Wendy DeVuyst (recording secretary)

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by John Mullins and seconded by Cathy Hughes to approve the minutes of the regular Board Meeting of 10/12/17 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that the ARC meets next week.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – A walk through was not done since the lawns were re-seeded. There were a couple of broken valves that were repaired. Green-Tech has been doing a lot of clean up in the front areas in preparation for the holidays. Green-Tech has put some chemicals on the slopes to kill the grass. John Mullin noted that the slope on Colonnades needs attention. Overall the Board feels that Green-Tech is doing a good job.
- **Overseeding the Lawns** – They did the over-seeding work and put a perennial Rye in a few areas to see how they do. The irrigation water was on more than once a day after the seeding was done. We received a lot of complaints about the over-watering. Green-Tech has been instructed to cut back the watering.
- **Landscape Requests from Owners:**
 - 18127 Colonnades – owner wrote regarding being present when the tree trimmers come to trim the trees. They also complained that the tree roots are growing into their yard. The arborist reviewed and said the tree is healthy, but can be trimmed. We have a bid from Union Tree Service to trim this tree and another tree for \$700. The owner is now concerned about tree root damage. The Board will look at having the tree roots removed if they belong to this tree.
 - 17633 Devereux – owner in the Duplexes complained that the hedges need trimming behind this home in the Common Area. Green-Tech will be addressing this issue. He is also concerned that the trees need to be trimmed as they are beginning to block his view. The Board will not be addressing these trees at this time.
 - 17710 Rosedown – owner asked for the Pine tree behind the back wall to be removed. This tree was trimmed two years ago. We had two arborists previously review this tree and both feel that the tree is not a threat. We will ask Union Tree come out and give us their opinion. If the tree contractor does not feel the tree is an issue, then the owner may be given the option to pay for removal, if the Board approves.
 - 17715 Devereux – owner complained about weeding issues on the Common Area slope behind his home. Green-Tech has been asked to address the problem.
- **Bid for Tree Trimming Work Recommended by Arborist** – We have a bid of \$700 to trim 2 trees. This has been tabled at this time.

- **Water Report** – The Board reviewed the water use for the past two months. We have spent a lot of money on water the past few months. As of right now we are \$2000 over budget and we still have one more cycle to pay for in 2017.
- Backflow inspections will be done this month.

B. Finance – Cathy Hughes

- **Financial Statement (10/31/17)** – The financial statement was reviewed and we are over budget by \$5739. This is due to higher water use and costs.
- **Delinquent Accounts** – There are 3 accounts that are over 60 days past due. We sent letters last month to 3 owners over 60 days past due and 1 paid. A motion was duly made by Cathy Hughes and seconded by Mandy Richins that we turn accounts 384010 and 800339 over to the attorney to begin the lien process. Motion carried. A letter will be sent to the third account.
- **Audit Proposal** – We have the proposal from AM Owens & Co. to do the annual audit and tax preparation work for \$1545. Discussion. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the audit proposal as presented. Motion carried.

C. Home Inspections - Mandy Richins

- A re-inspection was done and letters were sent to 7 owners who have not completed the requested work. They had 30 days to comply. We will send follow up letters to those who have not done the work and send them Hearing Notices.

D. Newsletter – The newsletter was sent out with the budget. Next one is January.

E. Welcoming – Mandy Richins had no report.

F. Hardscape – John Mullin

- **Status of Painting Association Pony Walls and Metal Plates** – This work will start next Tuesday. Need to make sure the irrigation is off when these walls are painted.
- **Status of Painting the Marquee Walls** – The painter had to come back out to do some touch up work and should be completed tomorrow with a final inspection.

G. President's Report – Ron Filson

- Discussion on letter from Charles Radloff regarding street parking. We will advise him that the Board will not deal with the City streets. He can contact the Fire Dept. if he feels it is a safety issue.
- Concern about Green-Tech over-charging on extras. We agreed to pay their cost plus 20% on materials.

CORRESPONDENCE

- A.** Letter dated 10/16/17 was sent to the owners at 12043 Tretagnier regarding a garage violation. A reply letter dated 10/30/17 was received explaining their situation and that the garage was now in compliance.
- B.** Letters dated 10/16/17 were sent to 3 owners who were over 60 days in arrears. They were asked to make payment by 10/31/17. If payment was not received in full the account would be turned over to the attorney.
- C.** Follow up letters dated 10/16/17 were sent to the following properties giving them until 11/16/17 to complete the work noted on the Home Inspection form from June: 17639 Parlange, 17645 Parlange, 17635 Parlange, 17775 Devereux, 17755 Rosedown, and 17710 Rosedown.
- D.** A letter dated 10/16/17 was sent to the owner at 17639 Parlange noting two new items noted at the property that need to be addressed. The owner was given until 12/1/17 to do the work.
- E.** Extension letters dated 10/16/17 were sent to the following owners giving them time extension to complete work noted on the Home Inspections: 17655 Devereux – 11/30/17 and 4/30/18; 17725 Devereux – 11/30/17; 17611 Parlange – 10/31/17.

- F. A letter dated 10/31/17 was received from the owner at 12077 Tretagnier thanking the Board for their stance on the garage violations and suggesting that the Board work with the City on having them check the streets for safety issues involving cars parked on the street that might hinder visibility of drivers.
- G. John notified the bidder on the insurance that we elected to stay with our current carrier and why.

UNFINISHED BUSINESS

- A. **Garage Violation at 17740 Rosedown** – Mr. Filson will follow up with the owner to see if they are in compliance.
- B. **Garage Violation at 12043 Tretagnier** – This has been inspected and is in compliance. We will send a reply to their letter.

NEW BUSINESS

- A. Cathy Hughes complained about the neighbor's trees at 17675 Belle Helene needing to be trimmed. A letter will be sent to this owner.

With no further business to be brought before the Board, the meeting adjourned at 5:07 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Dec. 14, 2017 at 4 p.m.