

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**December 10, 2015**

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

**Directors present:** Kay Agriesti, Greg Kritzer, Ron Filson, Cilla Kersey and Cathy Hughes.

**Directors absent:** None.

**Also present:** Chuck Radloff, Alan Hemphill, Jim Vakoutis, Jay Helms, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Cilla Kersey to approve the minutes from the regular Board meeting of 11/12/15 as written. Motion carried.

### MEMBER PARTICIPATION

- A. Chuck Radloff asked about information on the street situation after the Board's meeting with the City. Greg Kritzer reported that the City has stated that the streets will be addressed in March 2016.
- B. Alan Hemphill (18137 Chretien) was here about the letters he has received regarding cleaning out his garage so that space is available for two vehicles. He owns 8 vehicles, but only 3 of them are parked on the street. One of them is for sale. The house will be going for sale in March 2016 and he will be moving out in July 2016. He feels that there are many other garages in violation and he feels singled out. He feels that the complaint regarding his garage was generated by the motor home he had parked on the street a few months ago.
- C. Jim Vakoutis was here about a tree near his home that has roots above ground and possibly damaging his concrete. He would like the tree removed as soon as possible. He also addressed the issue of the slope trees in the article in the last newsletter. Based on his understanding of the article he asked if the Board will continue to trim the slope trees. Ron Filson stated that an arborist was out and advised the Board not to trim these trees every 3 years as has been done in the past as it may harm the trees. The slope trees will only be trimmed by the Association at the direction of the arborist. Owners can pay to have trees trimmed if the Board agrees. The trees along the streets are being trimmed now as they are a hazard to vehicles. Mr. Vakoutis feels that it is unfair that the Board will not be trimming the slope trees unless he pays for it. The Board explained that the arborist is directing which trees that the Association should trim and the Association would pay for those trees, whether or not they are on the slopes. The Board will clarify the policy in the next newsletter.
- D. **Disciplinary Hearing for 18117 Chretien** – The owner was sent a notice to appear at this time if the required work from the Home Inspection was not completed. We received a reply letter stating that the work has been done and inspected by Kay Agriesti. Ms. Agriesti confirmed that the work was done and no further action was necessary. A reply letter will be sent.
- E. **Disciplinary Hearing for 18121 Chretien** - The owner was sent a notice to appear at this time if the required work from the Home Inspection was not completed. Ms. Agriesti confirmed that the work was done and no further action was necessary.

Member Participation (continued)

F. **ARC Report** – Ron Filson reported that the ARC met on 12/8/15 and approved 2 applications for Patio II. An owner in Patio II did not get ARC approval for his garage door. They sent him a letter and he will correct the windows in the door that are in violation.

**COMMITTEE REPORTS:**

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. A lot of material was torn up along Escala to retrofit the irrigation system. We need to clean out the area and level it. We need to add some trees to the Tretagnier area where 12 trees were removed last year. Will get a bid and come back to the Board in January with the cost. Will be seeding the bare areas in the lawns. Some of the Cotoneasters are reaching the end of their life. We are removing them as they die. We will also monitor the red apple for fungus. Added a row of Pansies in front of the marquee signs to balance the color and cover the dirt.
- **Status of Water Conservation Measures** – Completed the replacement of the spray heads with the MP rotors that were previously approved.
- **Tree Trimming Work Approved Last Month** – They have begun the tree trimming work. There were 3 additional trees that are too close to one another and one tree that is hanging over a yard. The cost to trim these 4 additional trees would be \$600. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the additional \$600 for the tree work. Motion carried.
- **Bid for Relandscaping Work Along Devereux** – Jay Helms presented a proposal for plant material to replant this area. All the plants are drought tolerant. He wants to keep all the plant material no larger than 4 to 6 feet. All plants specified do flower. The back row would be 15 gallon plants, with 5 gallon plants in front. There would be 1 gallon plants right along the sidewalk. Will fill in with either decomposed granite or shredded bark mulch. Discussion on whether we should keep the Pyracanthas behind these proposed plantings. The approximate cost for this project will be \$3000. The Board will review the proposed plants and discuss again next month.
- Greg Kritzer asked if there had been more rat infestations. Mr. Kritzer has noticed more dead rats. Mr. Helms reported that fresh bait has recently been added to the bait stations.
- **Landscape Requests from Owners:** None.
- **Tree Removals Where Roots Impact Plumbing** – Along Bellechase there are 2 trees that need to be removed due to root problems. The owners agreed to the removals. Mr. Filson is getting bids for this work and will report back to the Board.
- **Water Report** – The water report will be ready next month.
- The crew will receive \$300 as Christmas gifts.

B. **Finance** – Cathy Hughes

- **Financial Statement (11/30/15)** – The financial statement was reviewed and we are under budget by \$51,185. This is due to low water usage.
- **Delinquent Accounts** – There is one account that is over 60 days past due. A motion was duly made by Kay Agriesti and seconded by Ron Filson to turn Unit 254 over to the attorney for a pre-lien letter. Motion carried.

Committee Reports (continued)

**C. Home Inspections** – Kay Agriesti

- **2015 Home Inspections** – The next batch of addresses to be done were given until 1/1/16 to complete. These will be reported on at the next meeting. The one owner requested to repaint the stucco wall due to mismatched colors has completed the work. Ms. Agriesti stated that we need to be more specific in our letter next year. Discussion.

**D. Newsletter** – Cilla Kersey reported that the newsletter will go out in January.

**E. Welcoming** – Cilla Kersey reported she has two new people to welcome.

**F. Hardscape** – Greg Kritzer

- **Repairs to Rusting Irrigation Control Boxes** – The contractor will be doing the work in the next few weeks.
- **City Repairs to Street Lights and Sidewalk** – There are still 3 that need to be repaired. Still following up with the City. Followed up again on the raised sidewalk on Tretagnier. The City will look at this issue in the next few weeks.
- The crack in the wall behind Bellechase was reviewed. We are getting a bid for the repairs.

**G. President's Report** – Kay Agriesti

- We have a letter from Chuck Eliyas (17710 Bellechase) regarding the Pine trees behind his home being removed. Discussion. The Board stated, unanimously, that they will not remove the trees, after a review by the arborist, or take any action on any items he has brought up in previous letters. The Board will advise him that we are in the process of getting bids to repair the crack in the wall behind his home.

**CORRESPONDENCE**

- A.** A letter dated 11/17/15 was sent to the owners at 18105 Chretien Ct. confirming that all the work on the Home Inspection form had been completed.
- B.** Letters dated 11/17/15 were sent to the owners at 18127 Chretien and 17730 Rosedown advising them that their garages had to be cleaned out by 12/10/15.
- C.** A letter dated 11/17/15 was sent to the owner at 11970 Corte Tezcuco advising him that he needed to paint his stucco wall on the east wall of the property with one color.
- D.** Notices of Hearings were sent to the owners at 18117 Chretien and 18121 Chretien regarding them not completing the work on their Home Inspection forms. They were asked to attend a hearing on 12/10/15. The owner at 18117 Chretien responded that Kay Agriesti had confirmed that all the necessary work had been completed.
- E.** Responses were received from owners at 18151 Colonnades and 18103 Colonnades that they have completed the work on their Home Inspection forms.

**UNFINISHED BUSINESS**

- A. Garage Violations at 17730 Rosedown and 18137 Chretien** – The owners had until 12/10/15 to comply. The owner at 17730 Rosedown is in compliance. Discussion on the garage at 18137 Chretien. A motion was duly made by Kay Agriesti and seconded by Ron Filson to require the owner to attend a hearing to show cause why he should not be fined for this violation of the CC&Rs. Motion carried.

**NEW BUSINESS**

- A. Board Elections in March** – The terms of Kay Agriesti, Ron Filson and Cathy Hughes are up in March. Ms. Agriesti cannot run again due to term limits. The Board will begin

New Business (continued)

looking for candidates for the Board. Cilla Kersey volunteered to serve as chair of the Nominating Committee.

With no further business to be brought before the Board, the meeting adjourned at 5:26 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, Jan. 14, 2016 at 4 p.m. at the EVCC.**