

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

December 14, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, December 14, 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. The Board held an Executive Session meeting immediately preceding this meeting to discuss legal matters.

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

Directors absent: Cathy Hughes.

Also present: Bob & Linda Perlstein, Sherry Huang, Chuck Gorski, Wendy Carmichel, Paul Rothstein, Roman Dyba, and Wendy DeVuyst (recording secretary)

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by John Mullin and seconded by Dan Porter to approve the minutes of the regular Board Meeting of 11/9/17 as written. Motion carried.

MEMBER PARTICIPATION

- A.** Bob and Linda Perlstein (18127 Colonnades) were here to ask that the tree in the Common Area behind their home be removed or trimmed and also that a root barrier be installed. Tree roots from this tree were removed from their yard by the Association. The neighbor, Sherry Huang, is here and is concerned about fire danger from the tree. The Board has authorized the trimming of this tree and the installation of the root barrier. Ron Filson stated that the arborist was out and looked at this tree. He found it to be healthy, does not pose a danger of falling, and does not need to be removed. However, if the Board wanted to trim it, then he said there would be no issue with the tree. The tree is not considered a fire danger and is in compliance with fire safety recommendations. Mr. and Mrs. Perlstein incurred an expense to lift up the artificial turf for the removal of the tree roots. They are asking the Association to reimburse them for the \$1250 expense. The Board will consider this in Executive Session and notify them of our decision. The Board stated that we have the arborist out annually to review the trees and make recommendations on any removals or trimming.
- B.** Sherry Huang (18119 Colonnades) asked that when this tree is trimmed if it can be made shorter. Mr. Filson explained that the type of the tree does not allow for it to be topped.
- C.** Chuck Gorski and Wendy Carmichel (17735 Rosedown) asked if there is an update on the parking situation. The Board explained that the City owns the streets and we cannot restrict parking on the streets. Our only recourse is to insure that residents keep their garages cleaned out for 2 cars to park inside. The Board will start enforcing this after the first of the year since our CC&Rs have recently been amended to strengthen this provision. The Board will not be policing, but will follow up on complaints we receive or observations Board members make when out.
- D.** Roman Dyba (18189 Colonnades) asked about getting a sign to state that there is no outlet on his street. John Mullin will contact the City about such a sign.
- E.** Paul Rothstein (11970 Corte Tezcuco) wrote to Ron Filson on 11/10/17 regarding issues with his neighbor. He has issues with the neighbor with regard to the easement and work he has done in that area. He did not feel that he received ARC approval for the work. The Board recommended that he contact the ARC about these issues to see if architectural requests were submitted for this work. He feels that this Board should be enforcing the CC&Rs. The Board explained that this Board cannot take action unless the ARC indicates there is a violation. Ron Filson has spoken with the neighbor about trimming the tree off the neighbor's house and keeping the trash cans away from the neighbor's house.

Member Participation (continued)

F. **ARC Report** – Ron Filson reported that 4 Patio Home II applications were approved this past month (painting, new windows, and new entry door).

COMMITTEE REPORTS:**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the punch list from the walk through.
- **Landscape Requests from Owners:**
 - 17710 Rosedown – request to remove Pine tree in the Common Area behind their home. The arborist was called out and reviewed the tree. The arborist does not recommend removal. The cost to remove the tree would be \$700, if the owner wants to pay this expense.
 - 17770 Rosedown – Common Area sprinkler not watering the plants and other landscape issues. Green-Tech was notified and will address these problems.
 - 17775 Devereux – Dead tree in front yard. Tree will be removed for \$200. We will wait on whether or not a replacement tree will be installed.
- **Bid for Tree Trimming Work Recommended by Arborist (\$700)** - A motion was duly made by Ron Filson and seconded by John Mullin to trim the 2 trees recommended (one on Parlange and one behind 18127 Colonnades) for \$700. Motion carried. Also, root barrier will be installed behind the property at 18127 Colonnades.
- **Water Report** – Tabled to next month when we have the water bills.

B. Finance – Cathy Hughes was not present.

- **Financial Statement (11/30/17)** – The financial statement was reviewed and we are over budget by \$17,145. This is due to higher water use and costs.
- **Delinquent Accounts** – There are 2 accounts that are over 60 days past due. One owner sold the home without going through escrow. The new owner cannot be asked to pay for the past due amount. The attorney is recommending that the Association write off \$255 for the delinquency. A motion was duly made by Ron Filson and seconded by John Mullin to write off \$255 on account 800339. Motion carried. The other account has received a pre-lien letter from the attorney.

C. Home Inspections - Mandy Richins

- There are 3 homes that still need to be checked to see if they are now in compliance.

D. Newsletter – The newsletter will go out in January. We will have an article about the parking issue.**E. Welcoming** – Mandy Richins reported that 2 homes have sold, but the new owners have not yet moved in.**F. Hardscape** – John Mullin

- **Status of Painting Association Pony Walls and Metal Plates** – All the painting work has now been done. The walls are done one-third each year when we do the home inspections.
- **Status of Painting the Marquee Walls** – All the work that was approved has been completed.
- The Association has previously painted the stamped concrete on some driveways. Many of them need to be repainted by the Association. We will review one third of them each year with the home inspections to see if they need to be painted. One owner has requested painting. Mr. Mullin does not feel that this needs to be done immediately. The owner will be advised that his driveway will be addressed next May when the home inspections are done and other painting work is scheduled.

Committee Reports (continued)**G. President's Report** – Ron Filson

- Each year we have given a holiday gratuity to the landscapers. Mr. Filson would like to give them \$300 total. The Board approved.
- Wendy DeVuyst, the recording secretary, informed the Board that she will be retiring on 6/30/18. She has found a replacement to train over the next few months. She will also offer a consulting contract.
- Wendy DeVuyst, John Mullin and Dan Porter attended the legal symposium and reviewed the information they were given at this meeting.
- Chuck Radloff (12077 Tretagnier) contacted the Fire Dept. about the safety of the curve on Tretagnier. The Fire Dept. came out and advised him that the streets are wide enough for cars to be parked on both sides and emergency vehicles to get through at this location.
- A main water line to the house at the end of Rosedown broke. The break was under the driveway and was not caused by the tree roots.
- The landscapers will be off half a day on the 22nd and off on the 25th and 26th. The Board and the owners present complimented the new landscapers.

CORRESPONDENCE

- A. A letter dated 11/11/17 was received from the owners of 12061 Tretagnier regarding storage in their garage. They wanted the Board to know that a temporary situation has come up and they have had to store their parent' belongings in their garage for a couple of months until their retirement apartment are ready. The items should be gone within a few weeks.
- B. A letter dated 11/15/17 was sent to the owner at 12043 Tretagnier thanking them for their cooperation in cleaning out their garage so that 2 cars can fit inside.
- C. A letter dated 11/15/17 was sent in reply to the owner at 12077 Tretagnier thanking him for his letter regarding the garage storage issue. It was suggested that he contact the Fire Dept. if he feels that cars are parking on the street in an unsafe manner.
- D. A letter dated 11/15/17 was sent to the owners of 17676 Belle Helene asking them to trim the vegetation that is overgrown and touching the neighbor's house. There were given 30 days.
- E. A letter dated 11/15/17 was sent to the owners of 17755 Devereux regarding the lack of care to the landscaping in the backyard. They were asked to correct the appearance of the backyard landscaping and repair the wrought iron fence by 12/20/17. Additionally, they were to submit an architectural application for the pergola structure installed in the backyard without approval by 11/30/17.
- F. A letter dated 11/15/17 was sent to an owner regarding their delinquent account and asking for payment in full by 11/30/17. They did pay the amount owed.
- G. The Board received notice that a claim was filed in Small Claims Court against the Association by a former tenant, Alan Hemphill, asking for \$1400 in fines that were collected in escrow against the property owner at 18137 Chretien Ct. in 2016 and 2017. The Board discussed this matter in Executive Session.
- H. The Board received a copy of the letter sent by the attorney on 11/22/17 to the owner of account 384010 advising them that a lien would be filed against their property if they did not pay their delinquent assessments.
- I. A letter dated 12/4/17 was given to Ron Filson from Bob and Linda Perlstein (18127 Colonnades). In that letter they requested reimbursement from the Board in the amount of \$1250 for having their artificial turf lifted up so Association tree roots could be removed and then had the turf put back down. They also asked that the tree be trimmed and root barrier installed.
- J. A letter dated 12/11/17 was received from the owner at 11962 Corte Tezcuco regarding possible violations at the neighbor's property. The Board will review the matter and discuss at the January meeting.

UNFINISHED BUSINESS

A. Garage Violation at 17740 Rosedown – Ron Filson reported that the owner has not called for re-inspection. Mr. Filson will follow up.

NEW BUSINESS

A. Trimming of Vegetation by Owner at 17675 Belle Helene – A letter was sent to this owner asking that the vegetation in the easement area be trimmed back so that it does not touch the neighbor's house. The work has not been done. A second notice letter will be sent.

B. Landscape Maintenance in Backyard at 17755 Devereux – A letter was sent to this owner asking that they address their backyard landscaping and repair the wrought iron fence by 12/20/17. They were also asked to submit an architectural application for the pergola in the yard by 11/30/17. Ron Filson spoke with the owner and the pergola has been removed, the tree trimmed, and the grass was reseeded. The only item left is the wrought iron fence still needs to be addressed. Mr. Filson will continue to monitor this property to see that the work is done.

With no further business to be brought before the Board, the meeting adjourned at 5:15 p.m. and the Board went back into Executive Session.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Jan. 11, 2018 at 4 p.m.