

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

December 8, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, December 8, 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 4:03 p.m.

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

Directors absent: None.

Also present: Malcolm Allan, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 11/10/16 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson had no report.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. The backflow units were inspected and all passed. All the lawns and slopes were fertilized. The tree roots at 17650 Tatia will be cut by Union Tree Service. Pro-Scape will be replanting any bare areas on the slopes that are visible from the homes.
- **Tree Trimming Work** – The work that was approved last month will be done the first week in January.
- There was a luncheon today to thank the landscape crew.
- **Landscape Requests from Owners:** None.
- **Water Report** – The report will be ready next month.

B. Finance – Cathy Hughes

- **Financial Statement (11/30/16)** – The financial statement was reviewed and we are under budget by \$33,323.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due. The account that owed \$1400 in fines has paid up in escrow.
- **Moving Funds from Morgan Stanley** – These funds will be moved after the first of the year.

C. Home Inspections

- **2016 Home Inspections** – All the work has been completed at all homes.

D. Newsletter – The newsletter will go out in January. We will include an article about people walking down the culvert on Rosedown.

E. Welcoming – Mandy Richins has 3 new owners to welcome.

F. Hardscape – Greg Kritzer

- **City Repairs to Street Lights, Sidewalk, and Streets** – It appears that the City may be working on some of the street lights in Patio I.
- The bottom of the wall at the end of Colonnades was missed when the painting work was done. We will ask the contractor to come back out and complete the work.
- People are walking down the drainage culvert behind the homes on Rosedown. Discussion on putting up a “No Trespassing” sign. Mr. Kritzer will look into this matter.

Committee Reports (continued)

G. President's Report – Ron Filson

- At 17745 Devereux the renter needs to put their trash cans behind the fence and clean out their garage. They also have a boat parked on the street. A letter will be sent to the owner with a copy to the renter.

CORRESPONDENCE

- A.** A certified letter dated 11/15/16 was sent to the owner at 17764 Bellechase agreeing to allow their contractor to install drains under the Common Area slope behind the home with certain conditions. The owner was to sign and return a copy of the letter before the work was done.
- B.** A letter dated 11/18/16 was sent to the owners of the property at 17659 Belle Helene Ct. to get an updated mailing address.
- C.** A letter dated 12/1/16 was mailed to all owners advising them of the proposed changes to the Bylaws and CC&R's and letting them know that the amended documents could be viewed on the Eastview Community Center website. The Board will hold a town hall meeting on 1/12/17 at 4 pm to answer any questions by owners.

UNFINISHED BUSINESS

- A. Garage Violation at 17752 Bellechase** – The garage has not been cleaned out. A letter will be sent to the owner asking them to attend the next Board meeting for possible fines.
- B. Update of Bylaws and CC&R's** – The proposed amended Bylaws and CC&R's have been posted to the website for review by the owners. A town hall meeting will be held with the owners on 1/12/17 at 4 p.m. to answer any questions.
- C. Drainage at 17764 Bellechase** – A certified letter was sent to the owner advising that he could have the contractor he selected do the drainage work behind his home so long as he signed and returned a copy of this letter to the Board before the work was done. The owner is having some contractual issues and the work has not yet been done.
- D. Status of Work at 17742 Bellechase** – This work has been completed.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:29 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Jan. 12, 2017 at 5 p.m. at the EVCC.