

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

February 11, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, February 11, 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, Kay Agriesti at 4:00 p.m.

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

**Directors absent:** None.

**Also present:** Jay Helms.

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve the minutes from the regular Board meeting of 1/14/16 as written. Motion carried.

### MEMBER PARTICIPATION –

**A. ARC Report** – Ron Filson reported that there were two applications reviewed and approved for Patio II: 18159 Colonnades wants to install a new wrought iron fence and 17705 Rosedown Place wants to retrofit windows.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed.
- **Devereux Sidewalk Repair** – Pro-Scape has been busy cleaning up the mess from the storm, but next week they will start digging out the roots and putting down a chemical root barrier
- **Water In Irrigation Pedestal Boxes** – Greg Kritzer reported that when the boxes were being painted, it was noted that there was water in some of them. Pro-Scape was asked to check every controller for water. It was reported that they only found two with water in them. Pro-Scape is planning to drill 2 or 3 holes in the conduit pipe in each box so that the water will disperse. It was also noted that in the case of one of the boxes a sprinkler was directly hitting the box and the nozzle pattern was changed.
- **Red Apple Problems** – Pro-Scape has investigated the problems with the red apple dying, and has decided that the best course of action is to cut out half the thickness of the red apple and put down a fungicide. He has followed this procedure on another job and some of the red apple is starting to come back. On Monday the grass was fertilized and fertilization of the slopes was started yesterday and should be completed either today or tomorrow.
- **New Pepper Tree For Escala** – One of the pepper trees on Escala fell in the wind during the last storm. Pro-Scape attempted to prop it back up, but the roots were damaged and it was decided that a new tree would need to be put in.
- **Spot Replacement of Plants in Bare Common Areas** – Pro-Scape reported that there are some spotty areas where there is just dirt and some effort will be put into perking up these areas.
- **Landscape Renovation Project (Devereux)** – This will be put on hold for now. Duplex and Patio I have hired a new landscape company, Benchmark, to start in March. The service includes a designer and we will watch to see what the designer comes up with for them before we rush into anything ourselves.

Committee Reports (continued)

- Kay Agriesti mentioned that some of the shrubs on the Tretagnier slope look dead. Pro-Scape will be asked to check on this.
  - **Landscape Requests from Owners:** 17641 Parlange – the owners would like two pine trees trimmed in the Common Area and they will pay. These trees were reviewed with Union Tree Service and it was agreed they could use trimming. Union has bid \$800. There is also a dead Crepe Myrtle which will be taken out because it is dead. This will be replaced with a Tecomaria – 15 gallon. We will request that the owners at 17641 Parlange pay for the tree trimming work in advance and when the check has cleared, the work will be done.
  - **Tree Removals Where Roots Impact Plumbing** – With regard to the two trees at 17722 and 17726 Bellechase Circle, these will need to be removed and replaced, and the stumps will need to be ground. A motion was made by Ron Filson and seconded by Kay Agriesti that we spend \$750 to accomplish this. Motion carried.
  - **Water Report** – Next month the report will be available.
- B. Finance** – Cathy Hughes
- **Financial Statement (1/31/16)** – The financial statement was reviewed and we are under budget by \$6,082. This is primarily due to low water usage.
  - **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- C. Home Inspections** – Kay Agriesti
- **2015 Home Inspections** – All have now been completed.
- D. Newsletter** – Cilla Kersey reported that the newsletter will go out in April.
- E. Welcoming** – Cilla Kersey reported that she greeted the new residents on Voisin.
- F. Hardscape** – Greg Kritzer
- **Repairs to Rusting Irrigation Control Boxes** – The boxes have now been completed. Mr. Kritzer will call the painter to see if he can paint the bottom of the electrical boxes which are rusty.
  - **Status of Wall Repairs behind Bellechase/Devereux** – This has now been repaired and will also be painted. The original bid was \$1,800, but because there was a large root which had to be removed, the actual cost will be \$2,000. A motion was made by Greg Kritzer and seconded by Cathy Hughes to approve another \$200 for this job. Motion carried. With respect to the wall behind 17714 and 17710 Bellechase, the wall will cost \$1,300 to \$1,500 to repair, depending upon if there are any roots to be removed. A motion was made by Greg Kritzer and seconded by Kay Agriesti to approve \$1,500 for this repair. Motion carried
  - **City Repairs to Street Lights and Sidewalk** – There are still 3 lights that need to be repaired. Still following up with the City. Followed up again on the raised sidewalk on Tretagnier. Mr. Kritzer will follow up with the city to see if our street repairs are still planned before the end of March.
- G. President's Report** – Kay Agriesti
- At the annual meeting, Ms. Agriesti would like each of the Board members to give a 5-7 minute talk.

**CORRESPONDENCE**

- A.** A Notice of Fine letter dated 1/19/16 was sent to the owner at 18137 Chretien regarding a garage violation.
- B.** There were 3 letters from owners stating that they had completed their home inspection work.

**UNFINISHED BUSINESS**

**A. Garage Violation at 18137 Chretien** – The tenant contacted the Board and arranged for an inspection. Board members Kay Agriesti and Ron Filson inspected the garage. The tenant had cleared a space that was 12 feet wide in the middle of the garage. He was asked to park two of his vehicles in the garage so that they could see if they fit. He refused. Discussion.

Tenant did show up late for the meeting. He was informed by Kay Agriesti that we were unable to discuss the situation with him since we have not receive authorization from the homeowner to discuss this matter with the tenant. The tenant left at this point. The neighbors have also been complaining about the tenant's wife running a business from the home, with her clients parking on the street and sometimes blocking people's driveways.

A motion was made by Ron Filson and seconded by Greg Kritzer that we send another letter fining the owner another \$200 and reminding him that no business is to be run out of any home in Eastview which impacts the neighborhood. Motion carried.

**B. Board Elections in March/Annual Meeting** – The Annual Meeting will be on 3/17. Kay Agriesti will ask Myrna, the Community Center Manager to help count votes.

**C. Trash in Backyard of 17730 Rosedown Place** - A motion was made by Greg Kritzer and seconded by Ron Filson that a letter be sent to the owners at 17730 Rosedown requesting that they clean up the trash in their backyard within 30 days. Motion carries.

**NEW BUSINESS**

**A. Update Bylaws and CC&Rs** – The Board will get an estimate from our law firm on the cost of updating these documents.

With no further business to be brought before the Board, the meeting adjourned at 4.52 p.m.

Minutes typed by

Wendy DeVuyst,  
Recording Secretary

**NEXT MEETING: Thursday, March 17, 2016 at 3:30 p.m. at the EVCC.**