

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

February 9, 2017

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

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

Directors absent: Greg Kritzer.

Also present: Dan Porter, Garrett Matthews (ProScape), and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Mandy Richins to approve the minutes from the regular Board meeting of 1/12/17 as corrected, with the date at the top of the page to read "2017". Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson reported that there were 3 Patio II applications that were approved.

B. Dan Porter will be running for election to the Board in the upcoming election.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – Garrett Matthews of ProScape was introduced as the new manager. The Red Apple ground cover has the Downey Mildew again looking bad. We will need to look at replacing it in some areas. The Board reviewed the Punch List for the month. We did lose two trees in the weather and they have been removed. There was a main water line break on Voisin which Pro-Scape repaired.
- **Tree Trimming Work** – The work has been done.
- We have a bid from Union Tree Service of \$10,625 to do the front yard trees in the spring. Discussion. This is done every 2 years. A motion was duly made by Ron Filson and seconded by Mandy Richins to approve the bid of \$10,625. Motion carried.
- **Landscape Requests from Owners:**
 - 17735 Rosedown – request to cut back shrub. Pro-Scape took care of this issue.
 - 17705 Bellechase – request to trim a tree in the front yard. This was trimmed by Pro-Scape.
 - 17675 Devereux – need to trim 3 pine trees. Union Tree gave a bid of \$600 to do this work. The owner has paid the \$600 and the work was done.
- **Water Report** – Tabled to next month.

B. **Finance** – Cathy Hughes

- **Financial Statement (1/31/17)** – The financial statement was reviewed and we are under budget by \$3,765.
- **Delinquent Accounts** – There is one account that is over 90 days past due. Discussion. A motion was duly made by Cathy Hughes and seconded by Mandy Richins to send account 600312 to the attorney to begin the lien process. Motion carried.

Committee Reports (continued)

- **Moving Funds from Morgan Stanley** – Tabled until after the Board elections.
- We need to transfer funds from the checking account to fund the Reserves for 2016. A motion was duly made by Cathy Hughes and seconded by Ron Filson to transfer \$5,582 from the checking account to the Reserves. Motion carried.

C. Home Inspections

- The 2017 inspections will be done in May (Parlange, Rosedown and Devereux).
- We have had a complaint about overgrown trees at 18105 Chretien Ct. that are hanging onto the neighbor's property. Ron Filson advised the owner of the property of the problem and he called and said he will take care of the trees. We will notify escrow of the problem since this property is for sale.

D. Newsletter – The newsletter was sent out. The next newsletter will go out in April.

E. Welcoming – Mandy Richins has welcomed another new owner.

F. Hardscape – Greg Kritzer was not present. Ron Filson reported.

- **City Repairs to Street Lights, Sidewalk, and Streets** – Still working with the City on these issues. Another streetlight fell down at Versailles and Bellechase. The City was out and removed the downed light.
- **Contractor to Complete Painting Work on Colonnades Wall** – We have an additional bill of \$817 from Cert-Pro Painter for extra work needed to complete the project. A motion was duly made by Cathy Hughes and seconded by Mandy Richins to approve this bill. Motion carried.
- The mailboxes were painted and the contractor sent in a bill for \$450. The Board was under the assumption that this was covered under warranty. Discussion. We will wait on paying this until we can talk with Mr. Kritzer.
- **“No Trespassing” Signs for Behind Rosedown** – Tabled.
- We had a complaint from an owner about a broken mail box door on the package door at 12025 Tretagnier. Mr. Kritzer will be making this repair.

G. President’s Report – Ron Filson had nothing to report.

CORRESPONDENCE

A. A claim was opened with State Farm Insurance for the tree that fell on the truck.

UNFINISHED BUSINESS

A. Update of Bylaws and CC&Rs – The final version of the Restated Bylaws and CC&Rs have been received from the attorney. They will be mailed out to all owners along with a ballot around mid-February. The ballots are due back on April 1.

B. Drainage at 17764 Bellechase – The owner is still in the process of getting the permits.

C. Insurance Claim for Tree that Fell on Truck – Ron Filson reported that he received a call from State Farm and they are denying the claim as the tree falling was an act of God. They will notify the owner of the truck.

D. Board Elections in March – We have two people who have volunteered to run for election: Dan Porter and John Mullin. The ballots will go out tomorrow. The ballots will be counted at a Special Meeting on 3/9 at 3:30 p.m., followed by the Board meeting at 4 p.m. and the Annual Meeting at 5 p.m. Discussion on refreshments for the Annual Meeting.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, March 9, 2017 at 3:30 p.m. at the EVCC.