

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

SPECIAL BOARD OF DIRECTORS MEETING

March 12, 2015

The Special Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 12, 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 3:30 p.m. The purpose of the meeting was to count the election ballots.

Directors present: Kay Agriesti, Ron Filson, Greg Kritzer, Helen Beaumont, and Cathy Hughes.

Directors absent: None.

Also present: Gary Denlinger, John Agriesti, and Wendy DeVuyst.

COUNTING OF ELECTION BALLOTS

Wendy DeVuyst, Inspector of Election, assisted by Gary Denlinger, counted the 78 ballots received. The two candidates receiving the most votes were: Cilla Kersey and Greg Kritzer.

With no further business to be brought before the Board, the meeting adjourned at 3:57 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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BOARD OF DIRECTORS MEETING

March 12, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 12, 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 4:00 p.m.

Directors present: Kay Agriesti, Ron Filson, Greg Kritzer, Cathy Hughes, and Helen Beaumont.

Directors absent: None.

Also present: Jay Helms, John Agriesti, Chuck Radloff, Paula Taylor, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Cathy Hughes and seconded by Ron Filson to approve the minutes from the previous regular Board meeting of 2/12/15 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson

- There was an ARC meeting on 3/10. Two Patio II applications that were approved. They also discussed a new stucco color to use in Eastview. They will present the color to the EVCC Board for approval.

B. Chuck Radloff reported on a dangerous mosquito that has invaded San Diego County. He provided the information to the Board which will be included in the next newsletter.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the punch list from 3/11/15. We have a bid from Union Tree Service for \$9490 to trim the front yard trees. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve up to \$9450 for the tree work in the front yards. Motion carried. The work will be done in April. Replaced some plants that have reached the end of their life. The rabbits are back. We are working on some type of eradication process. Discussion. We have a bid of \$395 for 5 new Crepe Myrtle trees for the Devereux slope to replace large trees that were removed. Four of these trees were already paid for from owners who paid to have trees removed. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the bid of \$395 (we have already received money for 4 of these trees). Motion carried.
- Pro-Scape gave a bid of \$1250 to refurbish the mulch path along Escala. Includes the weed mat, the mulch and a header board. The EVCC is checking with the City to see if they are planning to install a sidewalk at this location. No action taken.
- **Water Report** – The water report was reviewed. We are about half as much water usage for the same two month period as last year. Water costs have gone up from \$4.44 to \$4.85 per hcf.
- At 17715 Devereux the tree roots are causing damage to the sidewalk and driveway. The owner does not want to have the tree removed. Instead we will be putting in root barrier to keep the roots away. Pro-Scape was asked to install the root barrier once the old concrete has been removed. The root barrier would be less than \$150. The Board wants to charge the owner for the root barrier. A motion was duly made by Ron Filson and seconded by Helen Beaumont to ask the owner to pay for the root barrier,

Committee Reports (continued)

with the Association to pay for the concrete repairs. Should the root barrier fail, then the tree will be removed. Motion carried.

B. Finance – Cathy Hughes

- **Financial Statement (2/28/15)** – We are under budget by \$33,403. This is due to a missed payment of \$18,955 to Pro-Scape for February and the water bill being so low. The landscape contract line item will catch up next month and the water will catch up by year-end.
- **Delinquent Accounts** – There is one owner more than 60 days past due. A final notice was sent to this owner after the last meeting. If payment is not made, the account will be turned over to the attorney for a lien. The Board needs to amend the Collection Policy to state: *“The cost incurred by the Association for any additional notices will be passed on to the homeowner.”* This will cover the \$15 charge that we incur for CBS to send out the final notice letter. Discussion. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve the change to the Collection Policy as stated above, with notice of the change to go into the next newsletter for owner input. The Board will vote to adopt the policy change at the June Board meeting. Motion carried.
- The Board did not transfer funds to the Reserves at the end of 2014 as required. A motion was duly made by Cathy Hughes and seconded by Helen Beaumont to transfer \$2,512.75 from the checking account to the Reserve Account to make the Reserve balance read \$59,564. Motion carried.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Inspections start in May. May need to modify the form to make it clearer.

D. Newsletter – Helen Beaumont reported that the next newsletter will go out in April. She will give input to the new person who is doing the newsletter on information to include in the newsletter.**E. Welcoming** – Helen Beaumont reported no new owners were welcomed.**F. Hardscape** – Greg Kritzer

- **Status of City Work:** Broken curb – the City has repaired the curb this week; street light repairs – called City again and it has been referred to a supervisor.
- **Bids for Painting Rusting Electrical Boxes** – Called SDG&E again this week. The housings on the electrical meters belong to the Association to maintain. It was suggested that we have the Boy Scouts come out again this summer to do this work as a community service project.
- **Bid to Repair Sidewalk at 17715 Devereux** – We have a bid of \$1200 to make the repairs to the sidewalk and driveway. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve up to \$1200 for this work. Motion carried.
- It was noted that at Devereux and Rosedown the City has done a lot of repairs to the sidewalks. The tree roots are again lifting up sections of the sidewalk. The Board needs to review this matter to discuss possible solutions.
- Kay Agriesti noted that there is a section of the sidewalk lifting up on Tretagnier. Mr. Kritzer will follow up with the City.

G. President's Report – Kay Agriesti had nothing to report.**CORRESPONDENCE** - None.

UNFINISHED BUSINESS

- A. Clean Up of Property by Duplexes** – Ron Filson and Kay Agriesti is working with the Duplex Board on cleaning up the property adjacent to our property. We will be cleaning up our property in that area.
- B. Letters to City Councilman RE: Streets** – The Board is still working on this issue.
- C. Amend IDR Policy** – Table to June.
- D. Possibly Amend CC&Rs/Expiration** – The current CC&Rs expire is 2040 and are automatically renewed unless amended.

NEW BUSINESS

- A.** Ron Filson noted that there's a house on Bellechase that still has the Christmas lights up. A letter will be sent.

With no further business to be brought before the Board, the meeting adjourned at 4:53 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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ANNUAL MEETING OF MEMBERS

March 12, 2015

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Thursday, March 12, 2015 at the Eastview Community Center, immediately following the regular Board meeting and pursuant to the notice sent to all members. It was determined that a quorum of ballots was received to constitute a quorum for the election. However, no other business could be conducted at the meeting. The meeting was called to order by the President, Kay Agriesti at 5:05 p.m.

Directors present: Kay Agriesti, Ron Filson, Greg Kritzer, Cathy Hughes, and Helen Beaumont.

Directors absent: None.

Also present: Chuck & Ede Radloff, Paula Taylor, John & Glee Schmidt, and Wendy DeVuyst.

PRESIDENT'S REMARKS ... Kay Agriesti

- There are financial statements available at the meeting for members to review. There is also information on water and electrical usage for the past several years. Ms. Agriesti reviewed how much the water costs have gone up.
- Eastviewrb.com is the new website that is being sponsored by the EVCC and will have information for our Association (minutes, newsletters, etc.).
- Home Inspections will be done in May. Information will be in the next newsletter. The Board will be revising the form to be more specific, with owners having 90 days to do the work.
- There will be a change to the collection policy that will allow the Association to charge owners the cost of late notices that are sent out by the accounting service.
- There has been a bobcat spotted in the neighborhood in the past week.

REPORTS

A. Landscape – Ron Filson

Some of the highlights for the past year:

- Water conservation (using more efficient heads and reducing consumption).
- We are trying to change out the older plants as they die out.
- Sprayed front yards with a chemical to remove foreign grasses. We have over-seeded those dead areas.
- Aerated the front lawns.
- Will be trimming the front yard trees in April.
- Hired an arborist to walk the property annually to review all our trees and make recommendations. This last visit we removed 16 trees at his recommendation. As the large trees are removed, we are replacing them with smaller, ornamental trees. We will not be planting anymore Pine trees.
- Done some slope renovation work, which is an on-going process.
- In the past we have trimmed one third of all slope trees for the health of the trees and for the appearance. The arborist has recommended that we do not need to do this every 3 years, but maybe every 5 years. However, the Board will review all the trees annually and will trim as needed.
- Rabbits continue to be a problem.

- Bees – we had 8 hives last year that we had to remove. Please report any bee issues.
- Report any water problems.
- If there is a water issue with your individual plumbing in the front yard, call Pro-Scape to evaluate to determine if the problem is the Association's or the individual homeowner.
- The Board is very pleased with the work done by Pro-Scape.
- Please submit landscape request forms if you have a problem with the Common Area landscaping.

B. Financial – Cathy Hughes

Ms. Hughes has been on the Board for the past year and has enjoyed working with the Board. She reviewed the finances as of 12/31/14. An independent audit of the finances is being conducted and a copy will be mailed to all the owners with the next newsletter in April. The water bill is our largest expense.

C. Maintenance/Hardscape – Greg Kritzer

- After months of working with the City to get the curb repaired at the corner of Colonnades, they finally did the work this week.
- The Board members continually walk the neighborhood and work well together.
- Write to us if you see or have any hardscape problems.
- We are doing on-going maintenance of the Common Area walls.
- We are working with the City about the street lights. They come out if a light is out, but they have been very slow to make repairs to the bases where they are rusting.
- Sidewalks and driveways are reviewed and repaired as needed.
- Works with AT&T to fix or replace their boxes.
- Two years ago we had fire hydrants painted by the Boy Scouts. We are going to ask them to see if they want to paint our electrical boxes this year.

D. Welcoming/Newsletter - Helen Beaumont

Ms. Beaumont has been doing the newsletter for the past 4 years. She encouraged people to read it. The Board thanked Ms. Beaumont for her work on the Board for the past 4 years.

ELECTION RESULTS

Wendy DeVuyst, Inspector of Election, reported that we received 78 ballots. The following persons were elected to the Board: Cilla Kersey and Greg Kritzer.

QUESTIONS AND ANSWERS

- A. The condition of the streets is a big concern. The Board stated that we are doing letters to contact our City Councilman and Mr. Kritzer will be talking with the City.
- B. There was a question about the number of renters. We do not have that information only how many off-site mailing addresses there are in the Association for owners.
- C. It was suggested that we contact Duplexes and Patio I and share our letters to the City regarding the needed street work.

With no further business to be discussed, the meeting adjourned at 5:44 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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ORGANIZATIONAL BOARD OF DIRECTORS MEETING

March 12, 2015

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 12, 2015 at the Eastview Community Center, immediately following the Annual Meeting of Members. It was determined that a quorum was present and the meeting was called to order by the Acting President, Kay Agriesti, at 5:47 p.m.

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

Directors absent: Cilla Kersey.

Also present: Wendy DeVuyst.

ELECTION OF OFFICERS

A. A motion was duly made by Ron Filson and seconded by Greg Kritzer that the following officers be elected:

- President Kay Agriesti
- Vice Pres. Ron Filson
- CFO Cathy Hughes
- Secretary Cilla Kersey

Motion carried. All Board members will be on the bank signature cards.

B. The following appointments were made:

- Landscape Ron Filson
- Hardscape Greg Kritzer
- Welcoming Cilla Kersey
- Newsletter Cilla Kersey
- Home Inspections Kay Agriesti

C. The Board will continue to have their Board meetings on the 2nd Thursday at 4 p.m.

FORM FOR EMAIL APPROVAL BY THE BOARD OF EMERGENCY WORK

In accordance with State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. Since a full Board was not present, this will be done at the next Board meeting.

With no further business to be brought before the Board, the meeting adjourned at 5:48 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, April 9, 2015 at 4 p.m.