

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

SPECIAL BOARD OF DIRECTORS MEETING

March 17, 2016

The Special Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 17, 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 3:30 p.m. The purpose of the meeting was to count the election ballots.

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

Directors absent: None.

Also present: Wendy DeVuyst.

COUNTING OF ELECTION BALLOTS

Wendy DeVuyst, Inspector of Election counted the 80 ballots received. The three candidates receiving the most votes were: Ron Filson, Cathy Hughes and Mandy Richins.

With no further business to be brought before the Board, the meeting adjourned at 3:59 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
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BOARD OF DIRECTORS MEETING

March 17, 2016

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, and Cilla Kersey.

Directors absent: Cathy Hughes.

Also present: John Agriesti, Alan Hemphill, Norm & Mandy Richins, Ann Ross, Bob Perlstein, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Cilla Kersey and seconded by Ron Filson to approve the minutes from the previous regular Board meeting of 2/11/16 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that there was one application for Patio II that was denied due to a bathroom size change that would not fit the building. The owners at 17705 Rosedown have requested permission to put a dumpster and port-a-potty on the property during an interior remodel. Discussion. The Board will allow the dumpster, as long as it does not block sidewalk or street and they will be liable for any damage to the driveway. The Board will not allow the port-a-potty. The workers can use the Clubhouse. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve sending a letter to the owners at 17705 Rosedown to this effect. Motion carried.
- B.** Bob Perlstein (18127 Colonnades) is new to the community and asked about the coyotes in the area. The Board explained that there is nothing to be done about them.
- C.** Alan Hemphill (renter of 18137 Chretien) was here regarding the parking restrictions. He is preparing a reply to the Board's letter. Ron Filson said that he spoke with the owner of the home and explained that the opening to the garage is 17 feet across and that is what will be acceptable for clearance. Further, we still do not have anything in writing from the owner stating that Mr. Hemphill can act as his representative.

COMMITTEE REPORTS:

- A. Landscape** – Ron Filson
- **Walk Through/Punch List Items** – The Board reviewed the punch list. We are still waiting to see if the Red Apple will come back. The Board approved installing a new tree at 17722 Bellechase. The water restrictions may be lowered by the City. We have tabled replacement of some grass areas at this time. Discussion on installing more of the MP rotor irrigation heads in the front yards.
 - **Landscape Requests from Owners** – We have a request from the owner at 17705 Devereux to replace the dead ice plant on the Common Area slope with some other color. We have told her we are waiting to see if the Red Apple ice plant will come back before any new planting is done.
 - **Water Report** – The report shows that we have reduced our water usage, however, the cost of water continues to rise.
- B. Finance** – Cathy Hughes was not present.
- **Financial Statement (2/29/16)** – We are under budget by \$17,547. This is due mostly to a low water billing.

Committee Reports (continued)

- **Delinquent Accounts** – There are no owners that owe for more than 60 days.
- C. **Home Inspections** – Kay Agriesti
 - **2016 Home Inspections** – Inspections start in May. Discussion.
- D. **Newsletter** – Cilla Kersey reported that the next newsletter will go out in April.
- E. **Welcoming** – Cilla Kersey reported she welcomed one new owner.
- F. **Hardscape** – Greg Kritzer
 - **Repairs to Rusting Irrigation Control Boxes** – The hunter boxes were painted. We will now get a bid for painting the meter boxes.
 - **Status of Wall Repairs behind Bellechase/Devereux** – This has been delayed for the time being.
 - **City Repairs to Streetlights, Sidewalk and Streets** – The City still has 3 more lights to be repaired. Mr. Kritzer will follow up. The sidewalk is still not done. The streets are scheduled to be repaired starting on March 22, 2016.
- G. **President's Report** – Kay Agriesti reported that she received a letter from an owner, Chuck Radloff, regarding a request for additional police patrols in Rancho Bernardo. He also provided information on break-ins in Rancho Bernardo. This information will be given to the owners.

CORRESPONDENCE

- A. A "Notice of Fine" dated 2/18/16 was sent to the owner of 18137 Chretien regarding a garage violation. The owner was fined an additional \$200. Fines now total \$400. The owner attempted to call Kay Agriesti, but was unable to reach her and sent a note asking for a phone call.
- B. A letter dated 2/18/16 was sent to the owner of 17730 Rosedown regarding trash and debris in the backyard. The owner was given until 3/17/16 to clean it up.

UNFINISHED BUSINESS

- A. **Garage Violation at 18137 Chretien** – Ron Filson has spoken with the owner about the violation. However, it is still in violation. A motion was duly made by Ron Filson and seconded by Cilla Kersey to fine the owner another \$200 for this violation. Motion carried. Total fines owed are now at \$600.
- B. **Trash in Backyard at 17730 Rosedown** – The work has been done.
- C. **Update Bylaws and CC&Rs** – The Board will get an estimate to update both the Bylaws and CC&Rs. Discussion.

NEW BUSINESS - None.

With no further business to be brought before the Board, the meeting adjourned at 4:38 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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ANNUAL MEETING OF MEMBERS

March 17, 2016

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Thursday, March 17, 2016 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 5:00 p.m.

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

Directors absent: Cathy Hughes.

Also present: Bob Perlstein, Ann Ross, Norm & Mandy Richins, Tom Dudgeon, Doug & Chris Evans, John Kersey, John & Glee Schmidt, Nemira Stauskas, Karen Kritzer, Gus & Connie Sakis, Bernie Kulchin, Paula Taylor, and Wendy DeVuyst.

PRESIDENT'S REMARKS ... Kay Agriesti thanked the owners in attendance and referred them to the back table for information on the retirement party for the mail carrier and information on break-ins in Rancho Bernardo.

REPORTS

A. Landscape – Ron Filson

Some of the highlights for the past year:

- The biggest thing this past year was the water savings. We had budgeted \$147,000, but saved about 40% on our water. In 2016 we budgeted \$130,000. We have installed MP Rotor heads in many areas to reduce water use. We will be adding more of these to the lawn areas this year.
- We used Moisture Manager on the lawns to help retain the water on the lawns. We are patching the lawn areas now to make them look better.
- We are looking at renovating some of the lawn areas that are not in front of the homes and changing them out to drought tolerant plants and drip irrigation.
- We trimmed 131 trees along the roadways this past year. We didn't lose any trees or limbs in the storms due to this trimming work.
- We revised the Tree Trimming Policy. We are no longer trimming the trees on the slopes every 3 years, per the recommendation of our arborist. We trim or remove trees at the recommendation of the arborist who inspects the property annually. Front yard trees are trimmed every two years. As we do the Home Inspections, we review the front yard trees to determine if their roots can cause damage to the plumbing. If so, then we remove the trees and may replace them with ornamental trees. The Board will trim trees at the request of an owner if the owner is willing to pay for the work.
- The Red Apple ice plant had a Downy Mildew that has caused many of the areas to die. We are hoping that some of it will come back. We will repair areas that are too far gone.
- Rabbits continue to be a problem to the lawns. We will continue to pursue this problem.
- Coyotes continue to be seen in the neighborhood.
- Duplexes and Patio I got a new landscape contractor and will be doing some renovations. We will observe what they do and may implement some of their ideas for our property.

Landscape Report (continued)

- There was a complaint about the thatch in the grass on Devereux.
 - The color corners have been planted with drought tolerant plants so the color does not need to be changed out quarterly.
 - Owners can fill out a Landscape Request form online and send them in to the Board if they have a problem with the Common Area landscaping.
 - Residents were asked to call if they see any water leaks in the Common Area.
- Discussion.

B. Financial – Cathy Hughes was not present.

Copies of the financial report ending 2/29/16 were distributed to the members present.

C. Maintenance/Hardscape – Greg Kritzer

- He oversees all the hardscape items owned by the Association (walls, driveways, mailboxes, meters, etc.). We did a lot of repairs and painting of the walls last year. After the winter, we will address other walls that were not done.
- We recently painted and repaired the irrigation control boxes. The next thing will be the electrical meter boxes which will be repaired and repainted.
- Issues with sidewalks and streetlights are being addressed with the City.
- The City will be starting repairs to the streets on 3/22/16.

D. Home Inspections – Kay Agriesti

Every year we come around and inspect approximately 50 of the 150 homes in the neighborhood. The problems are that people turn in the signed forms that have not done the work or don't bother to turn in the forms. This year we will be inspecting Bellechase, Tretagnier and Versailles.

E. Welcoming/Newsletter – Cilla Kersey

The Board sends out a newsletter quarterly. The next one will be in April. We welcomed approximately 12 new owners this past year.

ELECTION RESULTS

Wendy DeVuyst, Inspector of Election, reported that we received 80 ballots. The following persons were elected to the Board: Ron Filson, Cathy Hughes and Mandy Richins.

QUESTIONS AND ANSWERS

- A.** There were questions about parking issues in the community. The Board stated that the streets are owned by the City and the police are responsible for enforcing the parking ordinances. There was a question about using the garage for parking. The Board explained that the CC&Rs state that the garage must allow vehicles to park inside, but cannot force owners to park their cars inside. The owner suggested that the Board do visual inspections of the garages. The Board is looking at amending the CC&Rs to require people to park inside their garage. It was suggested that we have the City paint one side of the street red. The Board is still pursuing this issue.
- B.** The Board thanked Kay Agriesti for serving the Board for the past 4 years as the President.

With no further business to be discussed, the meeting adjourned at 5:51 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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ORGANIZATIONAL BOARD OF DIRECTORS MEETING

March 17, 2016

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 17, 2016 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 5:51 p.m.

Directors present: Mandy Richins, Ron Filson, Cilla Kersey, and Greg Kritzer.

Directors absent: Cathy Hughes.

Also present: Wendy DeVuyst.

ELECTION OF OFFICERS

A. A motion was duly made and seconded that the following officers be elected:

- President Ron Filson
- Vice Pres. Greg Kritzer
- 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 Mandy Richins
- Newsletter Cilla Kersey
- Home Inspections Cilla Kersey

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 5:52 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, April 14, 2016 at 4 p.m.