

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

SPECIAL BOARD OF DIRECTORS MEETING

March 8, 2018

The Special Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 8, 2018 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 3:30 p.m. The purpose of the meeting was to count the election ballots.

Directors present: Ron Filson, John Mullin, Dan Porter, Mandy Richins, and Cathy Hughes.

Directors absent: None.

Also present: Monica Cooper, and Wendy DeVuyst (Recording Secretary).

COUNTING OF ELECTION BALLOTS

Wendy DeVuyst, Inspector of Election counted the 76 ballots received. The three candidates receiving the most votes were: Ron Filson, George Gigliotti and Mandy Richins.

With no further business to be brought before the Board, the meeting adjourned at 3:55 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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BOARD OF DIRECTORS MEETING

March 8, 2018

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 8, 2018 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, John Mullin, Dan Porter, Cathy Hughes, and Mandy Richins.

Directors absent: None.

Also present: Mr. and Mrs. Chuck Radloff, George Gigliotti, Donald Williams, Paul Rothstein, Monica Cooper, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

The minutes of the previous meeting of 2/8/18 were reviewed and the following correction was made: On page 2, under Unfinished Business, item "C", second sentence should read: "There were 3 ARC requests for this property, but only one was approved on 3/15/2005."

A motion was duly made by John Mullin and seconded by Dan Porter to approve the minutes from the regular Board meeting of 2/8/18 as corrected and the Executive Session meeting of 2/8/18 as written. Motion carried. The purpose of the Executive Session meeting was to discuss legal matters.

MEMBER PARTICIPATION

- A. Donald Williams (11954 Corte Tezcuco) was here regarding his father's property and the root damage to the patio tiles caused by a tree in the Common Area. The house is up for sale and he has been unable to sell it because of the damage to the patio. He said the Association has cut the roots and put in root barrier outside his wall. However, he feels that the Association should take responsibility for the repairs since the Association's tree roots caused the damage and their failure to make repairs has affected the resale of the property. His father was unable to identify the problem and notify the Association of the problem due to health issues and he was not there for the past year, but in a care facility. The Board stated that they do not inspect the backyards and had no way of knowing about the damage. The Board contends that they were not made aware of an issue until the damage was extensive, and therefore, cannot be held responsible for the ensuing damage. The Board will put this matter on the agenda for next month.
- B. Charles Radloff (12077 Tretagnier) was here regarding the two Pine trees behind his home that he believes are a fire danger and should be removed. His neighbors are in agreement for the removal of these trees. This item is on the agenda for discussion later in the meeting.
- C. **ARC Report** – Ron Filson reported that there were 7 Patio II applications that were approved (wrought iron fence, windows, solar panels, etc.). The ARC has given a 6 month time limit on completing the approved work.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list from the walk through on 3/1/18. All the root barriers were installed at 4 properties where we noted root issues in the Common Area along walls.

- **Landscape Requests from Owners:**

- **12077 Tretagnier** – Request for removal of two Pine trees on the Common Area slope behind the home due to fire danger. The Board stated that trees have been previously removed from behind the homes in this area. The Association hires an arborist to come in once a year in September to review the trees to be sure they are healthy and not a fire danger. The fire marshal does come out and inspect the slopes and we have not had any citations. The Board members will review the trees, we will have the arborist review them in September and will ask the fire marshal to come out to review these trees.
- **17655 Belle Helene** – Bushes in our common area have not been trimmed. The landscaper was notified and will address the issue.
- **11970 Corte de Tezcuco** – The owner asked to have his neighbor's Palm tree removed since it was not approved by the ARC and he feels that it is in the easement area. John Mullin stated that in 3/15/05 the neighbor did receive ARC approval for planting a tree in that area. Ron Filson contacted our attorney and the easement is only alongside the house and does not extend all the way back to the property line. The palm fronds that cross the property line will be addressed in a letter to the neighbor along with the fruit on the tree. We will send the owner at 11970 Corte Tezcuco a letter confirming this information
- **Removal of Ice Plant Along Escala** – At the last meeting the Board approved the gradual removal of the ice plant along Escala at the sidewalk below Chretien.
- **Water Report** – Dan Porter has worked on the water report. He has made a data base to track water use and billing. The meters are now being read twice a month.

B. Finance – Cathy Hughes

- **Financial Statement (2/28/18)** – The financial statement was reviewed and we are under budget by about \$120.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due. A letter will be sent to an owner who will be over 60 days past due next month.
- **Approve Audit Report** – The Board reviewed the audit report. A motion was duly made by Cathy Hughes and seconded by Ron Filson to approve the report. Motion carried.

C. Home Inspections

- The 2018 inspections will be done in May/June (Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin).

D. Newsletter – The next newsletter will go out in April with the audit.

E. Welcoming – Mandy Richins has 2 new owners to welcome.

F. Hardscape – John Mullin

- In May the pony walls and driveways will be inspected for the homes being reviewed for this year's home inspections.

G. President's Report – Ron Filson

- **Drainage Issue in Easement at 11962 Corte Tezcuco** – ARC request (#3020) from the owner at 11962 Corte Tezcuco to install ground cover and pots in the side yard where the easement is located. The concern is whether or not the drainage is adequate to sustain the plants and not drain onto the neighbor's house. There is no problem with access for the neighbor. The Board has reviewed the area and feels that the drainage is sufficient. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve this request at 11962 Corte Tezcuco and forward it to the ARC for final approval. Motion carried.

- The Board was taken to Small Claims court by a former tenant and the suit was dismissed without prejudice.

CORRESPONDENCE

- A. A letter dated 2/12/18 was sent to the owner of 11962 Corte Tezcuco regarding the work he did in the easement on his lot. He was asked to provide a copy of the approved architectural application form for the work done by 3/1/18.
- B. A letter dated 2/12/18 was sent to the owner at 11954 Corte Tezcuco denying his request that the Association pay for damage to the patio tile and concrete due to tree roots from the Common Area trees. The request was denied because the owner never brought the root problem to the Association's attention before the damage was done.
- C. Letters dated 2/12/18 were sent to the following addresses for garage violations and the owners were given until 4/1/18 to comply: 17666 Tatia, 17681 Devereux, 17671 Devereux, 18069 Colonnades, 17704 Bellechase, 17639 Parlange, 11970 Corte Tezcuco, 11978 Corte Tezcuco, 17752 Bellechase, and 17738 Bellechase. The owner of 17639 Parlange called Ron Filson who inspected the garage and found it to be in compliance. A follow up letter dated 2/16/18 was sent to this owner stating they were in compliance.
- D. A letter dated 2/24/18 was received from the owner at 12077 Tretagnier asking that the Board remove two Pine trees on the Common Area slope behind his home as they are a fire danger.

UNFINISHED BUSINESS

- Replacement of Wrought Iron Fence at 17755 Devereux** – Ron Filson reported that they are working on getting the side fence installed. This item will be removed from agenda.
- Complaint Letter re: 11970 Corte Tezcuco** – John Mullin and Dan Porter met with the owner at 11970 Corte Tezcuco regarding the backyard complaints. Other than the wall that was damaged by Common Area sprinklers that the Association will repair and the street parking issue that is already being addressed, all other issues have been satisfied.
- Garage Violation Letters** - Letters were sent to 10 owners who appear to have storage inside their garages which does not allow them to park 2 vehicles inside. The owners have until 4/1/18 to comply. The owner at 17639 Parlange contacted Ron Filson who inspected the garage and found them to be in compliance. John Mullin received contact from 2 owners. The owner at 11970 Corte Tezcuco stated that the motorcycle is his second vehicle and complies with the restriction. The owner of 17738 Bellechase called and said that his tenant cannot park 2 cars inside the garage since the previous owner built in shelves that stick out too far to be able to park 2 cars inside. The owner was to have set up a time that the garage can be inspected. Mr. Mullin has been unable to reach the owner so a letter will be sent asking him to call and schedule a time for an inspection.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:58 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

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ANNUAL MEETING OF MEMBERS

March 8, 2018

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Thursday, March 8, 2018 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, Ron Filson at 5:06 p.m.

Directors present: Ron Filson, John Mullin, Dan Porter, Cathy Hughes, and Mandy Richins.

Directors absent: None.

Also present: George Gigliotti, Chuck & Ede Radloff, Gus & Connie Sakis, John & Glee Schmidt, Stephen Hughes, Norm Richins, Monica Cooper, and Wendy DeVuyst (Recording Secretary).

PRESIDENT'S REMARKS ... Ron Filson

- Mr. Filson welcomed the owners in attendance and thanked them for coming. He introduced the current Board and the recording secretary and her assistant.
- In 2017 the major accomplishment was getting the Bylaws and CC&Rs restated after 30 years. One of the main things changed was to require people to park their cars inside their garages. The Board is working to enforce this provision now and have recently sent out 10 letters. We also removed the term limits on Board members since it is very difficult to find Board members to serve. Lastly, we lowered the ballot percentages required since there is so much apathy with the members and it is difficult to reach the quorum requirements for voting.
- In 2017 we also lost our landscape contractor of 7 years, Pro-Scape. We interviewed 6 companies and found Green-Tech. They started in September and seem to be doing a very good job. All the bids came in over what we were paying previously.
- All information (forms, newsletters, minutes, etc.) is on the EVCC website.
- Mr. Filson reminded owners to get ARC approval before they do anything outside their home.

REPORTS

A. Landscape – Ron Filson

- Dan Porter will be taking over the Chair this year. The biggest issue is the water. We are doing a concentrated effort to better manage the water. Part of that involves removing some strips of ground cover and lawn that are not near the homes and putting in drought tolerant plants. Another issue is reading the water meters every two weeks.
- We presently trim the front yard trees every 2 years to try and contain them. We may try to extend this process to every 3 years.
- Mr. Filson stated that if an owner sees a problem, submit a landscape request form to the EVCC office and the Board will address it. There is an emergency phone number if there is a broken water line, etc.
- We are trying to replace plants as they die with more drought tolerant plants.

B. Financial – Cathy Hughes reviewed the financial statement ending 2/28/18 which was given to all owners in attendance. Our landscape contract went up with the new contractor and we were over budget in water. There was no increase in 2018 in the dues, but there

will most likely will be an increase in the monthly assessment next year. The higher water costs have been due to lack of rain and higher water costs.

C. Maintenance/Hardscape – John Mullin

- Maintenance of common walls is the biggest issue. We will inspect the pony walls and driveways a third each year along with the home inspections.
- There are adequate reserves for repairs to the walls.

D. Home Inspections – Mandy Richins

Every year we come around and inspect approximately 50 of the 150 homes in the neighborhood. This year we will be inspecting Belle Helene, Chretien, Colonnades, Corte Tezcucu, Tatia and Voisin in May and June.

E. Welcoming/Newsletter – Mandy Richins

Ms. Richins has welcomed many new owners this year. The recording secretary is responsible for putting the quarterly newsletter together.

ELECTION RESULTS

Wendy DeVuyst, Inspector of Election, reported that we received 76 ballots. The following persons were elected to the Board: Ron Filson, George Gigliotti and Mandy Richins.

QUESTIONS AND ANSWERS

- A.** Gus Sakis asked about enforcement on the garage parking. The Board explained that if an owner does not comply with our requests after several months, the Board can fine owners for the violation.
- B.** An owner asked about the root issues in the front yards. The Board stated that if they get bad enough, the Association may have to do root surgery or eventually remove the trees. The arborist looks at these trees once a year and will get his recommendation.

CLOSING REMARKS

The Board thanked Cathy Hughes for her service on the Board for the past 4 years.

With no further business to be discussed, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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ORGANIZATIONAL BOARD OF DIRECTORS MEETING

March 8, 2018

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 8, 2018 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, Ron Filson, at 5:42 p.m.

Directors present: Mandy Richins, Ron Filson, George Gigliotti, John Mullin and Dan Porter.

Directors absent: None.

Also present: Monica Cooper, and Wendy DeVuyst (Recording Secretary).

ELECTION OF OFFICERS

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

- President Ron Filson
- Vice Pres./ Treas..... John Mullin
- Secretary Mandy Richins
- Director Dan Porter
- Director George Gigliotti

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

B. The following appointments were made:

- Landscape Dan Porter
- Hardscape John Mullin
- WelcomingMandy Richins
- Newsletter Recording Secretary will continue to do it.
- Home Inspections Mandy Richins

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. A motion was duly made by John Mullin and seconded by Ron Filson to approve the Form for Email Approval by the Board for Emergency Work. Motion carried.

With no further business to be brought before the Board, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Mandy Richins,
Secretary

NEXT BOARD MEETING: Thursday, April 12, 2018 at 4 p.m.