

## EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

### SPECIAL BOARD OF DIRECTORS MEETING

**March 9, 2017**

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

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

**Directors absent:** None.

**Also present:** Wendy DeVuyst.

### COUNTING OF ELECTION BALLOTS

Wendy DeVuyst, Inspector of Election counted the 77 ballots received. The two candidates receiving the most votes were: John Mullin and Dan Porter.

With no further business to be brought before the Board, the meeting adjourned at 4:02 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

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## BOARD OF DIRECTORS MEETING

March 9, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 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 4:05 p.m.

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

**Directors absent:** None.

**Also present:** Dan Porter, John Mullin, Susan Ahlquist, Karen Kritzer, and Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 2/9/17 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there were 4 Patio II applications that were approved. The roof issue on Chretien was discussed with the Eastview Community Center Board and the roof was denied. The owner will be appealing the decision with them.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Contractor Report** – Garrett Matthews of ProScape was not present.
- **Walk Through/Punch List Items** – Trimming will begin on the front yard trees beginning on 3/13. ProScape fertilized the slopes. We have a leaking water meter on Belle Helene that will be checked. We will be capping the drain lines on the back slope behind 17764 Bellechase.
- It was reported that there have been a lot of snails in the area. We will ask ProScape to address this problem on the slopes.
- **Landscape Requests from Owners:**
  - 18145 Chretien – concern over the tall Pine trees behind this home. Will have the arborist out to review these trees.
  - 17704 Rosedown – tree roots lifting front sidewalk. Request to remove debris and concern about the large trees. Will have the arborist out to review these trees.
  - 12011 Versailles – concern over tree roots. Will have the arborist out to review these trees.
- **Water Report** – The report for the past two months was reviewed. We are significantly under on water costs for the same time period the previous 2 years. There will be an increase in the water costs in July.

**B. Finance** – Cathy Hughes

- **Financial Statement (2/28/17)** – The financial statement was reviewed and we are under budget by \$20,000. This is mostly due to water.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- **Moving Funds from Morgan Stanley** – Tabled until after the Board elections.

Committee Reports (continued)

**C. Home Inspections**

- The 2017 inspections will be done in May/June (Parlange, Rosedown and Devereux).

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

**E. Welcoming** – Mandy Richins has welcomed several new owners this month.

**F. Hardscape** – Greg Kritzer

- **Painting of Mailboxes** – The painter did extra work that was not covered under the warranty. A motion was duly made by Greg Kritzer and seconded by Ron Filson to pay the \$450 for the painting work on the mailboxes. Motion carried.
- **“No Trespassing” Signs for Behind Rosedown** – Tabled. We will drop this from the agenda at this time.
- **Repairs to Mailbox Door** – This has been done.
- **City Repairs to Street Lights, Sidewalk, and Streets** – Still working with the City on these issues. There is one streetlight that has missing panes. It appears that the City has put new bases and cover plates on the ones that were in need of repairs. There is one light that went down and is to be replaced by the City.

**G. President’s Report** – Ron Filson

- We had no storm damage to the property.
- The drainage issue behind 17764 Bellechase has been resolved and the drain lines from this yard will be capped.

**CORRESPONDENCE**

**A.** A letter dated 2/15/17 was received from the owner at 12011 Versailles Ct. regarding concerns over the front yard tree. Ron Filson has spoken with the owner about this matter.

**B.** A letter dated 2/17/17 was received from State Farm Insurance denying the claim we had submitted regarding the tree falling on a truck on the street. State Farm stated that this was considered “an Act of God” and not covered. A letter dated 2/28/17 was sent the owner of the truck at 17681 Devereux advising him that our insurance company was not covering the damage to his truck.

**UNFINISHED BUSINESS**

**A. Update of Bylaws and CC&Rs** – The ballots were mailed out and to date we have received 54 ballots. Owners have until April 1<sup>st</sup> to return the ballots. Board members will call owners to remind them to send in their ballots.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

# EASTVIEW PATIO HOMES II ASSOCIATION

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## ANNUAL MEETING OF MEMBERS

**March 9, 2017**

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Thursday, March 9, 2017 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 5:01 p.m.

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

**Directors absent:** None.

**Also present:** Dan Porter, John Mullin, Susan Ahlquist, Karen Kritzer, Charles & Elenor Radloff, Jim Dillard, Roman & Ewa Dyba, David Hebert, Norm Richins, John & Glee Schmidt, and Wendy DeVuyst.

### PRESIDENT'S REMARKS ... Ron Filson

- Mr. Filson welcomed the owners in attendance and thanked them for coming. He introduced the current Board and thanked Cilla Kersey who resigned from the Board a couple of months ago due to a move.
- The most important issue at hand is the revisions to the Bylaws and CC&Rs. The original documents were drawn up in 1985 and many restrictions were no longer valid. We mailed out the ballots last month and we are asking all owners to send in their ballots by April 1<sup>st</sup>. We held a town hall meeting to discuss some of the changes. The documents are also posted on the Community Center website. The Association has spent thousands of dollars to get these documents updated. The Board members will have replacement ballots if anyone has lost their ballot.
- An owner asked about what the major changes are to the new documents. Mr. Filson stated that one of the changes is eliminating term limits for the Board members. Another of the other changes is the percentage needed for amending the documents in the future. Parking restrictions were also tightened up to require owners to park cars inside their garages.
- An owner asked about enforcement of the rules, especially the parking issues. Mr. Filson stated that the Board is not the "police" and do not go out looking for violations. However, they will take action if a complaint is received.
- An owner asked about using electronic means of contacting owners. Mr. Filson explained that the Association uses the Community Center website to post all their information for members to view and, for liability reasons, does not maintain a list of owner email addresses.

### REPORTS

#### **A. Landscape** – Ron Filson

- The rain has been good and the water has been off for a couple of months. We have saved a considerable amount of money. This money is being used for water saving projects and for the revisions to the documents.
- Front yard trees will be trimmed on Monday.
- Overseeding of the lawns was done in November and will be done again in this spring.
- ProScape has changed ownership, but we will be keeping the same workers. New CEO is Garrett Matthews and they have new uniforms for the workers.

Reports (continued)

- Contact information for the Association was given out to those in attendance and will be published in the next newsletter.
- If you have a problem with the Common Area landscaping or maintenance, fill out a form that is online and turn it in at the Clubhouse.
- There have been a lot of problems with the water lines from the meter to the house breaking at a lot of homes. The water line is the responsibility of the owner. It is suggested that owners call ProScape first if they have a water leak in that line to assess the problem and determine if the Association is responsible for the damage. If the Association is not responsible for the break (such as from a tree root), then the owner will have to pay for the repairs. The homeowner can replace the pipe before there is a break.
- Rabbits will be out again this spring and they are very destructive. We are using live traps to try and eliminate them.

**B. Financial** – Cathy Hughes reviewed the financial statement ending 2/28/17 which was given to all owners in attendance. We are currently under budget by \$20,000 due to no water use. Our Reserves are fully funded at this time.

**C. Maintenance/Hardscape** – Greg Kritzer

- His job is to oversee all hardscape items in the Association. This includes all walls, driveways, meter boxes, and mailboxes. This past year we had all the walls repainted and the mailboxes were touched up recently.
- Any problems with these areas, owners should contact the Board.
- We work with the City on the streetlights, sidewalks and streets. We have reported the rusting issues to the City on their streetlights.
- There was an issue with a Common Area wall that was separating from tree root issues and had to be repaired.
- Mr. Kritzer will be going off the Board after 4 years and has enjoyed working with the Board and the community.

**D. Home Inspections** – Mandy Richins

Every year we come around and inspect approximately 50 of the 150 homes in the neighborhood. This past year Cilla Kersey and Ms. Richins conducted the inspections and all owners complied. This year we will be inspecting Parlange, Rosedown and Devereux in May or June.

**E. Welcoming/Newsletter** – Mandy Richins

Ms. Richins has welcomed many new owners this year. Thanks to Cilla Kersey who had been doing the newsletter for the past few years. The recording secretary has now taken over putting the newsletter together.

**ELECTION RESULTS**

Wendy DeVuyst, Inspector of Election, reported that we received 77 ballots. The following persons were elected to the Board: John Mullin and Dan Porter and were introduced.

**QUESTIONS AND ANSWERS** – None.

**FINAL COMMENTS**

Mr. Filson thanked Greg Kritzer for all his work over the last several years, especially all his efforts on getting our streets resealed. The only street not done was Rosedown, which has to be completely resurfaced.

With no further business to be discussed, the meeting adjourned at 5:42 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**EASTVIEW PATIO HOMES II ASSOCIATION**

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**ORGANIZATIONAL BOARD OF DIRECTORS MEETING**

**March 9, 2017**

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 9, 2017 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 5:45 p.m.

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

**Directors absent:** None.

**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. .... John Mullin
- CFO ..... Cathy Hughes
- Secretary ..... Mandy Richins

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

**B.** The following appointments were made:

- Landscape .....Ron Filson
- Hardscape .. ..... John Mullin
- Welcoming .....Mandy 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 Ron Filson and seconded by John Mullin 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 5:48 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, April 13, 2017 at 4 p.m.**