

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**April 10, 2014**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, April 10, 2014 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 4:02 p.m.

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

**Directors absent:** Helen Beaumont.

**Also present:** Jay Helms, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETING

The minutes of the regular Board meeting of 3/13/14 were reviewed and the following correction was noted: on page one, the last sentence of the page should read, "Motion carried with Linda Filson and Tom Francis opposed." A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the minutes from the Special Meeting of 3/13/13 as written, the regular Board meeting of 3/13/14 as corrected, the Annual Meeting of 3/13/14 as written and the Organizational Meeting of 3/13/14 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that one application was approved at 17680 Tatia for new windows. The ARC also gave approval for a solid patio cover at 17704 Bellechase. Some additional painting is needed before final approval is given.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Contractor Report** - Jay Helms reported on a meeting held in April with Ron Filson. A list of items that need attention was reviewed. There were 3 bee areas found in March. There is a hive in a wall on Devereux again that needs to be addressed. Pro-scape purchased a bee suit and will make a minimum charge to the Association each time they use it to remove/kill bees. This will save us hiring a pest control company who's fees are rather large. Once the bee suit is paid for by the minimum charges, they'll only charge for materials they use. Pro-Scape may need to change the watering schedule to reduce water run-off. They may also install some check valves to decrease the water draining from the sprinkler heads after the water is shut off. Pro-Scape has aerated the lawns, fertilized them and applied a pre-emergent to control the weeds. The slopes will be fertilized next week.
- There is a crack in the wall behind 17710 Bellechase. Greg Kritzer will have Certa-Pro make the repair. If it returns, then we will have Pro-Scape dig out this area to see if there is a root problem.
- Rabbit control will be done again tonight.
- Mr. Filson walked with Union Tree and has a bid of \$1000 to cut and remove the two Pine trees behind 12077 Tretagnier at the expense of this owner. We will advise him of the cost.
- Mr. Filson had a call about mice in a yard. This was the responsibility of the homeowner.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – Mr. Filson suggested that we bring out the arborist (Ron Matranga of Atlas Tree Service) in the Fall to walk this area, along with several other areas, to review and determine what work should

Committee Reports (continued)

- be done. A motion was duly made by Ron Filson and seconded by Cathy Hughes to table any work on these trees until the Fall when the arborist can review them. Discussion. Motion carried with Kay Agriesti abstaining.
  - At 17765 Devereux the owner had a water leak in the water line to her house. Her landscaper removed a couple of plants in the Common Area during the repairs and they died. The plants need to be replaced. We will send a letter to the owner giving her the option of purchasing plants for us to use for replacing the missing plants or we can purchase and replace them. The installation will be at no charge. The plants must be from the approved planting list.
  - **Water Report** – The report will be made next month.
- B. Finance** – Cathy Hughes
- **Financial Statement (3/31/14)** – The financial statement ending 3/31/14 was sent to all Board members for review.
  - **Delinquent Accounts** – No accounts are more than 60 days past due.
  - We will be getting new bank signature cards.
  - **Approve Audit Report** – A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the audit report as presented. Motion carried. A copy of the report will be mailed to all owners along with the newsletter this month.
- C. Home Inspections** – Kay Agriesti
- **2014 Home Inspections** – Inspections will start later this month. The Board members will assist on these walk throughs on Rosedown, Parlange and Devereux. Owners will be given 90 days to do the work from the inspection letter date. Then anyone who has not completed the work will be given another 30 days, then they will be called in to a hearing for possible fines.
- D. Newsletter** – Helen Beaumont was not present. The newsletter will go out this month. Discussion on articles.
- E. Welcoming** – Helen Beaumont was not present and had no report.
- F. Hardscape** – Greg Kritzer
- **17621 Parlange Street Light** – Called the City and they reviewed the light base and will not replace the base since they do not feel it is a safety issue.
  - Kay Agriesti reported that on the outside wall of Colonnades, facing Escala, the repairs were not done well. Mr. Kritzer will investigate.
- G. President's Report** – Kay Agriesti had nothing to report.

**CORRESPONDENCE**

- A.** A letter dated 3/20/14 was sent to the owner at 17704 Bellechase requesting that he clean out his garage so that two vehicles can fit inside. He was given until 5/1/14 to comply.
- B.** A letter dated 3/20/14 was sent to the owner of 17710 Bellechase in reply to his letter of 3/3/14.
- C.** A letter dated 3/20/14 was sent to the owner of 12077 Tretagnier in reply to his letter of 2/28/14. The owner sent a reply letter dated 3/31/14 requesting a quote for removal of the two Pine trees behind his home in the Common Area. We will forward the quote for the tree removal work to this owner.
- D.** Information was received from the City on their Brush Management Program.

**UNFINISHED BUSINESS**

- A. Letter from Community Center Board on ARC Control Over Common Areas** – Kay Agriesti reported that the Board received a letter last month from the Eastview CC Board stating that the ARC had control over major aesthetic changes in the Common Areas. The Board directed that we get an opinion from our attorney on this matter. We received a letter from our attorney on this matter. Ms. Agriesti met with the Community Center Board and they provided information to her giving their reasons for ARC control over the Association's Common Areas. The Board will forward this to our attorney for further comment. Discussion.

**NEW BUSINESS**

- A.** Letters need to be sent to the owners at 17752, 17764 and 17770 Bellechase to have them paint the outside of their back walls.
- B.** Russ and Grace McCally were recognized for all the work they have done in the community. The Board directed that a congratulatory letter be sent to them from our Association.
- C.** The Board wants to start looking at drought tolerant plants for use on the slopes.

With no further business to be brought before the Board, the meeting adjourned at 5:20 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, May 8, 2014 at 4 p.m.**