

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**April 13, 2017**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, April 13, 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 4:02 p.m.

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

**Directors absent:** None.

**Also present:** Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by John Mullin to approve the minutes from the Special Board meeting of 3/9/17, the regular Board meeting of 3/9/17, the Annual Meeting of 3/9/17 and the Organizational Board Meeting of 3/9/17 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that the ARC met and there were 3 Patio II applications approved.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Contractor Report** – Garrett Matthews of ProScape was not present.
- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list. We had another licensed arborist review the trees. We had him look at 3 specific trees where we have had owner requests. He looked at the front yard trimming and he felt that the work was well done. We have been adding ground cover to small areas on the slopes affected by the Downey Mildew to test which ones work best. Fertilized all the lawns and slopes. We are testing all the irrigation as we have started turning the water back on. We will get a bid for the next meeting to apply Moisture Manager to the turf again this year.
- **Status of Tree Trimming Work/Complaint** – There were 126 front yard trees that were trimmed. We did receive a complaint from an owner about the appearance of the trees after the trimming. Mr. Filson responded to his email.
- **Landscape Requests from Owners:**
  - 11986 Corte Tezcuco – request to remove a large Pine behind the property. The arborist reviewed the tree and said that the tree is structurally sound. The owner will be notified that the tree will not be removed.
  - 12011 Versailles – concern over tree in front of house. The arborist reviewed the tree and feels it is sound. We will trim the roots and install a root barrier.
  - 18145 Chretien – tree across the street from this house is very large and the roots are exposed. The owner is concerned that it might fall. The arborist agreed that this tree should be removed and we are getting a bid for the removal.
- **Water Report** – The report will be ready next month.

**B. Finance** – Cathy Hughes

- **Financial Statement (3/31/17)** – The financial statement was reviewed and we are under budget by \$17,486. This is mostly due to water.
- **Delinquent Accounts** – There are 2 accounts that are over 60 days past due. One owner has contacted the bookkeeper and will make payment by the end of the month. Discussion. A motion was duly made by Cathy Hughes and seconded by John Mullin to authorize the attorney to begin the lien process against account 600312. Motion carried.

Committee Reports (continued)

- **New Bank Signature Cards** – We need to get new bank signature cards so that all the Board members are authorized to sign on the account.
  - **Moving Funds from Morgan Stanley** – We are looking to move the money to another financial institution. Will have a report at the next meeting.
  - **Approve Audit Report** – A motion was duly made by Cathy Hughes and seconded by Ron Filson to approve the audit report as presented and to send copies to all owners. Motion carried.
- C. Home Inspections** ... Mandy Richins
- The 2017 inspections will be done in May/June (Parlange, Rosedown and Devereux). Discussion on the form to be used.
- D. Newsletter** – The newsletter will go out this month with the audit. Articles are due by 4/19. We will include an article about parking on the sidewalks. We will also give an update on the Amendment process.
- E. Welcoming** – Mandy Richins has welcomed a new owner today. There is another owner that she hasn't yet been able to contact.
- F. Hardscape** – John Mullin
- **City Repairs to Street Lights** – Missing light post on Bellechase. There is also a missing plate on the base of a light on Devereux. Mr. Mullin will contact the City.
  - We will begin looking at the Association owned walls for needed maintenance.
  - The metal plates in some of the driveways need to be painted. We will have more information at the next meeting.
- G. President's Report** – Ron Filson
- At the bottom of Chretien there were some water issues with the City. Additionally, a fire hydrant broke and the fire department had to come out to shut it off.

**CORRESPONDENCE**

- A.** A letter dated 4/11/17 was received from an owner complaining about the loud music from 17671 Devereux. Discussion. Ron Filson checked with some neighbors nearby who did not seem to think there was a noise problem. Mr. Filson will follow up with the owner who made the complaint to attempt to verify the alleged violation.

**UNFINISHED BUSINESS**

- A. Amendments of Bylaws and CC&Rs** – As of 4/1/17 we had received only 81 ballots. As of today we have 93 ballots. The Inspector of Elections decided to extend the date for returning the ballots until 5/1/17, with the ballots to be counted at the next Board meeting. Discussion.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, May 11, 2017 at 4 p.m.**