

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

April 9, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, April 9, 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 4:02 p.m.

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

Directors absent: None.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve the minutes from the Special Meeting of 3/12/15, the regular Board meeting of 3/12/15, the Annual Meeting of 3/12/15 and the Organizational Meeting of 3/12/15 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that ARC has not yet met this month.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the Punch List from 4/8/15. Discussion on the color change outs at the monument areas in light of the drought. They will look at installing more rotator heads to lower the water output at the entry monuments. Will be looking at the rabbit eradication program.
- With the water restrictions, we are proposing to install more rotator heads in the areas of Chretien and Colonnades and reduce watering to 2 days a week in these areas that are not changed out to rotator heads. Estimated cost of \$600. Discussion. A motion was duly made by Ron Filson and seconded by Cilla Kersey to purchase up to 300 rotator heads, for an approximate cost of \$600. Motion carried.
- **Proposed Revision to Tree Policy** – An update to the Tree Policy is being proposed. Discussion. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the Tree Trimming Policy as proposed, with final approval at the June meeting once it has been published and owners have 30 days for input. Motion carried. This will go in the next newsletter.
- Request from owner at 12010 Versailles to relocate 2 Magnolia trees behind her home for view. Pro-Scape advised that the trees have been in for over a year and are too large to transplant. A motion was duly made by Ron Filson and seconded by Greg Kritzer to deny this request. Motion carried. A reply letter will be sent.
- Diseased trees noted in the neighboring apartment complex. Mr. Filson spoke with them and they are addressing it. We are concerned the disease will spread to our trees. We will follow up with letter.
- **Water Report** – Reviewed the water usage from 2013 and the estimated water use based on the new water restrictions.

B. Finance – Cathy Hughes

- **Financial Statement (3/31/15)** – We are under budget by \$18,295. This is due to low water usage to date, but will catch up by year end. The money was transferred last

Committee Reports (continued)

month to the Reserves as was approved by the Board. The current balance in the Reserves is \$59,566.81.

- **Delinquent Accounts** – There is one owner more than 60 days past due. A final notice was sent to this owner after the last meeting. If payment is not made, the account will be turned over to the attorney for a lien. An owner is asking that a \$10 late fee be reversed. They claim that their automatic payment was sent in on time. Discussion. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve reversing the \$10 late fee charged to account 200246. Motion carried.
- **Approve Audit Report** – A motion was duly made by Kay Agriesti and seconded by Ron Filson to approve the audit report as presented. Motion carried.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Inspections start in May. Discussion on modifying the form that is used. Belle Helene, Corte Tezcuco, Chretien, Colonnades, Voisin, and Tatia are to be inspected this year.

D. Newsletter – Cilla Kersey reported that the next newsletter will go out in April, along with the audit report.**E. Welcoming** – Cilla Kersey reported no new owners were welcomed.**F. Hardscape** – Greg Kritzer

- **Bids for Painting Rusting Electrical Boxes** – Will contact the Boy Scouts to do this work over the summer.
- **City Repairs to Street Lights** – Followed up with the City and they have repaired 3 to date. There are still 5 more to be done.
- **Repair Sidewalk at 17715 Devereux** – The owner has paid \$150 for the root barrier to be installed by this tree. We are coordinating the concrete work with the owner.
- **City Sidewalk Repairs Needed on Tretagnier** – Need to talk with the City about this issue. There are a lot of raised areas on Devereux going down to Parlange on the slope side. May need to remove some trees that are causing the problems or install root barrier.

G. President's Report – Kay Agriesti had nothing to report.**CORRESPONDENCE**

- A. A letter dated 3/16/15 was received from Charles Radloff (12077 Tretagnier) thanking the Board for planting new bushes next to the utility box to replace the dead ones.
- B. A letter dated 3/16/15 was sent to the owner at 17738 Bellechase reminding him to take down his Christmas lights.
- C. A letter dated 3/18/15 was sent to the owners at 17715 Devereux offering to allow them to pay for the root barrier (\$150) to keep the tree in the front yard, but protect the sidewalk and driveway. The owners signed and returned the agreement, along with a check for \$150, on 3/28/15.
- D. A note was received from an owner asking the Board to reverse a \$10 late fee. They claim that their automatic banking payment was sent in on time.

UNFINISHED BUSINESS

- A. **Clean Up of Property by Duplexes** – Ron Filson has been working with the landscaper for Duplexes to locate the property lines between the two Associations. Then we can talk with them about whether or not the Duplexes will be cleaning up their area.

Unfinished Business (continued)

- B. Letters to City Councilman RE: Streets** – We have a contact name at the City to send copies of these letters to for follow up. Greg Kritzer will mail out the letters to City Councilman Kersey, with a copy to Manny Padilla at the Public Works office. The cover letter will be revised.
- C. Amend IDR Policy** – Table to June.
- D. Amend Collection Policy** – Table to June.
- E. Form for Approval of Emergency Work Via Email** - 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 Kay Agriesti to unanimously approve and sign the form for email voting by the Board on emergency matters. Motion carried.

NEW BUSINESS - None.

With no further business to be brought before the Board, the meeting adjourned at 5:28 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, May 14, 2015 at 4 p.m. at the EVCC.