

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**May 10, 2018**

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

Prior to this meeting the Board met in Executive Session for personnel matters.

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

**Directors absent:** None.

**Also present:** Victoria Cohen, and Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by John Mullin and seconded by George Gigliotti to approve the minutes from the regular Board meeting of 4/12/18 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there was 1 Patio II application that was approved for new windows. The ARC is dealing with an owner on Colonnades regarding garage window compliance.

### COMMITTEE REPORTS:

**A. Landscape** – Dan Porter

- **Walk Through/Punch List Items** – There was a walk through this morning. Rabbits are damaging the lawns. May need to re-sod some areas. Snail bait applied. Some of the red apple is being damaged due to raking. The landscaper has been asked not to rake, but to blow the slopes. The landscaper is continuing to monitor the water to reduce the usage and overspray.
- **Landscape Requests from Owners:**
  - 17691 Devereux – the owner is concerned about tree roots in the front yard and the tree appears to be leaning. This was inspected and there does not seem to be an issue with the tree leaning. The owner was also concerned about damage due to roots. There does not appear to be any damage at this time. We will continue to monitor this area.
- **Removal of Ice Plant Along Escala** – Mr. Porter reported that the landscaper is continuing to remove the ice plant along Escala.
- **Water Report** – Mr. Porter reported on the water usage. There was a large increase on Chretien due to a main line break.

**B. Finance** – John Mullin

- **Financial Statement (4/30/18)** – The financial statement was reviewed and we are under our budgeted expenses by \$14,607 year-to-date. Discussion.
- **Delinquent Accounts** – As of 4/30/18 there are 2 accounts that over 60 days past due. Letters will be sent to these owners to remind them of the issue.

**C. Home Inspections** - Mandy Richins

- The 2018 inspections will be done in May/June (Belle Helene, Chretien, Colonnades, Corte Tezcuco, Tatia and Voisin). The Board will meet on 5/23 at 1 p.m. at Chretien to begin the inspections.

Committee Reports (continued)

- D. Newsletter** – The newsletter will go out in July. We will welcome new owners in the July newsletter and include the annual owner information form.
- E. Welcoming** – Mandy Richins has welcomed 5 owners over the past few months. There is still one new owner to be welcomed.
- F. Hardscape** – John Mullin had nothing to report.
- G. President's Report** – Ron Filson
- Holiday Lights – The two owners who received letters about the holiday lights have removed them. However, there are two more that still have their lights up and letters will be sent.
  - We have also received a complaint about a barking dog at 17650 Tatia. A letter will be sent.
  - The Board has been served for another Small Claims court case from Alan Hemphill. Ron Filson will represent the Board.

[The open meeting recessed at 4:25 p.m. and the Board went into Executive Session to discuss legal matters. The regular meeting resumed at 4:56 p.m.]

**CORRESPONDENCE**

- A.** A letter dated 4/17/18 was sent to the owners of 12077 Tretagnier again denying their request to remove the Pine trees on the Common Area slope behind their home.
- B.** A letter dated 4/17/18 was sent to the owner of 11954 Corte Tezcuco again denying his request for financial participation from the Association for damage done to his patio from tree roots coming from the Common Area.
- C.** Letters dated 4/17/18 were sent to the following owners thanking them for bringing their garages into compliance with the parking regulations: 17666 Tatia, 17671 Devereux, 18069 Colonnades, 11978 Corte Tezcuco, and 17758 Bellechase.
- D.** A letter dated 4/17/18 was sent to the owner of 17752 Bellechase noting that he had brought his garage into compliance with the parking regulations as requested, but he has been again observed parking a car outside the garage on a daily basis.
- E.** A letter was sent to an owner who was over 60 days past due on their account. They have since brought their account current.
- F.** A letter dated 5/3/17 was received from an owner on Rosedown complaining about parking violations on that street and asking the Board to address the issues. Ron Filson has talked with a new owner about the parking issue and feels that it has been corrected.

**UNFINISHED BUSINESS**

- A. Trimming of the Palm Tree at 11962 Corte Tezcuco** – John Mullin reported that the Palm tree has been trimmed.

**NEW BUSINESS**

- A. Secretarial Contract** – The recording secretary advised the Board that the person she was training to take over this position has quit. The Board interviewed a potential replacement earlier today. The recording secretary is also offering a consulting contract for July through December to the Board. Discussion. Ron Filson will check on the references for Victoria Cohen and will check with the property management company that handles the community center to see if they are interested in just doing the secretarial work.

New Business (continued)

**B. Garage Parking Policy** – We are waiting the re-wording from the attorney on a proposed rule.

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, June 14, 2018 at 4 p.m.**