

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

SPECIAL BOARD OF DIRECTORS MEETING

May 11, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association held a Special Meeting on Thursday, May 11, 2017 at the Eastview Community Center, pursuant to the notice thereof sent to all members. The purpose of the meeting was to count the ballots for amending the Bylaws and CC&Rs. 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.

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

Directors absent: None.

Also present: Wendy DeVuyst (Recording Secretary).

BUSINESS

A total of 94 ballots were received for the proposed amendments to the Bylaws and CC&Rs for the Association. The ballots were counted and the results are as follows:

Amended Bylaws:

APPROVE 81

DISAPPROVE 13

Amended CC&Rs:

APPROVE 80

DISAPPROVE 14

The results will be sent to the Association’s attorney.

With no further business to be brought before the Board, the meeting adjourned at 3:48 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

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BOARD OF DIRECTORS MEETING

May 11, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, May 11, 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 4:00 p.m.

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

Directors absent: None.

Also present: Gus Sakis, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Dan Porter to approve the minutes from the regular Board meeting of 4/13/17 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that the ARC met and there were 2 Patio II applications approved.
- B.** Gus Sakis (17649 Parlange) was here regarding a ping pong club. The Board suggested that he go to the Community Center Board to get their support. However, we can put a notice in our next newsletter. He complained about the weed-whacking that was done by the landscaper that threw debris up onto the stucco walls. Mr. Filson will check with them on this matter.

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. The front lawns were aerated and the Moisture Manager was applied. Rat traps and snail bait were put out. Pro-Scape used Round Up to control the weeds. The trimming of the front yard bushes is underway. They are refurbishing the bare areas on the slopes. The Red Apple ice plant is coming back in most areas. There is a missing irrigation remote that Pro-Scape is responsible to replace. The rabbits are back and we are asking Pro-Scape to try and come up with a solution to the problem. When the Rye grass dies out Pro-Scape will overseed those bare areas in the lawns.
- **Landscape Requests from Owners:**
 - 18145 Chretien – We have a bid for removing the Pine tree from last month for \$400. The arborist agreed that this tree might pose a safety hazard. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve \$400 for the removal of this tree. Motion carried.
- **Water Report** – The report for the past 2 months was reviewed. We used less water the past two months over 2015 and about the same as 2016. We are checking one meter due to a very high usage over the past 2 months.

B. Finance – Cathy Hughes

- **Financial Statement (4/30/17)** – The financial statement was reviewed and we are under budget by \$17,830. This is mostly due to water.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- **New Bank Signature Cards** – The new bank signature cards are being set up. Once established by the bank, then the Board members have to go down and sign the cards.

Committee Reports (continued)

- **Moving Funds from Morgan Stanley** – Looking into moving the funds from Morgan Stanley to a regular bank. Will have more information next month.
- C. **Home Inspections** ... Mandy Richins
 - The 2017 inspections will start on May 31 at 1 pm (Parlange, Rosedown and Devereux).
- D. **Newsletter** – The next newsletter will go out in July.
- E. **Welcoming** – Mandy Richins has one new person to welcome on Tretagnier, but they have not yet moved in.
- F. **Hardscape** – John Mullin
 - **City Repairs to Street Lights** – There are 3 lights that need attention. He is working on these issues with the City.
 - **Painting Metal Plates in Driveways** – He surveyed all the streets and identified all the sewer covers, electrical plates, etc. There are several that need to be repainted. He will get a bid for painting these.
 - **Inspection of Association Walls** – Walked and reviewed all the Association owned walls. The marquis walls are the ones that need the most repairs. Also the wall facing Chretien needs to be repaired (dirty, cracks and bubbling paint). Mr. Mullin will get bids for the Association walls that need to be addressed now. There were also several homeowner walls that need attention. We will notify these owners by letter to make the needed repairs.
- G. **President's Report** – Ron Filson had no report.

CORRESPONDENCE

- A. A letter dated 4/27/17 was received from an owner complaining about unpainted boards on top of a patio cover at 17705 Bellechase. A letter dated 5/3/17 was sent to the owner of this home asking them to paint the boards to match the rest of the patio cover within 30 days.

UNFINISHED BUSINESS

- A. **Amendments of Bylaws and CC&Rs** – The Board counted the 94 ballots received prior to this meeting and both amended documents passed. The information on the count will be given to the attorney.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, June 8, 2017 at 4 p.m.