

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**May 12, 2016**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday May 12, 2016 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, Greg Kritzer, Cilla Kersey, Mandy Richins, and Cathy Hughes.

**Directors absent:** None.

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

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Cilla Kersey to approve the minutes from the regular Board meeting of 4/14/16 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there were two approvals in Patio Homes II for changes since the last Board meeting.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. The repairs to the front lawns are still to be done. We are having a lot of weeds coming up.
- **Red Apple Issues** – Pro-Scape has been putting cuttings in the bare areas.
- **Landscape Requests from Owners:**
  - 12017 Tretagnier – Possible water leak in the middle of the driveway. This was checked by the Board and we have not found any water issues.
  - 17704 Rosedown – Drain line under the sidewalk has been disconnected and needs to be repaired. We will get a bid from Pro-Scape for this work. The owner also wants the HOA to plant fruit trees in the Common Area since there is a Peach tree already in that area. This request was denied.
  - 11986 Corte Tezcuco – Complaint about weeds and dying Red Apple. Mr. Filson talked with the owner and explained the situation.
- **Water Report** – The Board reviewed the report for the past two months. The cost of water continues to increase, but we continue to use less water.

**B. Finance** – Cathy Hughes

- **Financial Statement (4/30/16)** – The financial statement was reviewed and we are under budget by \$31,242. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- The bookkeeper reported that he made an error on a deposit. He has corrected the situation.

**C. Home Inspections** – Cilla Kersey

- **2016 Home Inspections** – The Board discussed the forms to be used for the inspections. The Board will meet on 5/16/16 at 2 pm to begin the inspections.

**D. Newsletter** – Cilla Kersey reported that the newsletter was sent out. We will put an article in the next newsletter about signs.

**E. Welcoming** – Mandy Richins has not welcomed any new owners.

Committee Reports (continued)

**F. Hardscape** – Greg Kritzer

- **Painting of Meter Boxes** – Found 3 mailboxes that have cracking paint (17720 Rosedown, 12025 Tretagnier, and 17718 Bellechase). Before we give the painter the contract to paint the meter boxes, he must come back out to repaint the mailboxes under warranty.
- **Status of Wall Repairs behind Bellechase/Devereux** – This work was tabled.
- **City Repairs to Street Lights, Sidewalk, and Streets** – We had the landscaper check under the sidewalk on Devereux that was lifted and there are no tree roots under it causing the damage. Mr. Kritzer sent a thank you note to the City regarding the street work. One more street light base on Parlange was repaired.
- There was some concern about the sidewalk work that the City did. An owner called and got immediate attention.

**G. President's Report** – Ron Filson

- The Board will send a thank you letter to Councilman Kersey's office for the street work that was done.
- Political signs will be removed from the Common Area. They are only to be inside the house.

**CORRESPONDENCE**

- A.** A Notice of Fine dated 4/18/16 was sent to the owner of 18137 Chretien regarding the garage violation. Fines now total \$800. The owner responded and stated, in writing, that Alan Hemphill is his representative.

**UNFINISHED BUSINESS**

- A. Garage Violation at 18137 Chretien** – We have not had any contact from the owner or renter on this matter. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to fine the owner another \$200 for this violation. Motion carried.
- B. Update of Bylaws and CC&Rs** – Discussion on having the attorney begin the process of updating our documents. A motion was duly made by Ron Filson and seconded by Greg Kritzer to authorize the attorney to begin this process for updating the Bylaws and CC&Rs. Motion carried.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting adjourned at 4:41 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday June 9, 2016 at 4 p.m. at the EVCC.**