

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

May 8, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, May 8, 2014 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 4:04 p.m.

Directors present: Kay Agriesti, Greg Kritzer, Helen Beaumont, and Cathy Hughes.

Directors absent: Ron Filson.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Cathy Hughes and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 4/10/14 as written. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson was not present and had no report.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson was not present.

- **Contractor Report/Punch List Items** - Jay Helms reported that he and Mr. Filson did a walk through. A copy of the punch list will be emailed to the Board. A Pear tree on Devereux had died and was removed and replaced. Pro-Scape will start washing the dirt off the front walls. Pro-Scape will cap irrigation heads along walls where needed to prevent water from hitting walls. There are a few dead plants that are to be replaced. The path along 17639 Parlange will be leveled out. They will also be removing some stepping stones or lowering them at 17615 Parlange. The surrounding dirt will be cleaned off the concrete base at the fire hydrant at 17631 Parlange. The front walkway at 17611 Parlange was re-done and the turf level was raised to meet the lip of the walkway. The drain at 12001 Tretagnier has been completed. New rat bait and snail bait has been put out. It was suggested that Pro-Scape look into putting up owl boxes and get some cost estimates. There are a few plants that need to be removed as they are looking bad. They will trim bushes to keep the plants below the brick top of the walls.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – Tabled to fall.
- **Replacement Plants by Owner at 1765 Devereux** - The owner had a water leak in the water line to her house and her landscaper removed a couple of plants in the Common Area during the repairs and they died. A letter was sent advising her that she was responsible for the cost of the replacement plants and gave her the option to either buy them for our landscaper to install or we would purchase them and bill her for the plants. The owner has until 5/15/14 to reply. If there is no reply, then the Association will replace the plants and assess this owner.
- **Water Report** – The report was reviewed and we are about the same for usage as last year, but the cost is about \$1000 more.

B. **Finance** – Cathy Hughes

- **Financial Statement (4/30/14)** – The financial statement ending 4/30/14 was sent to all Board members for review. We are under budget on expenses year-to-date by \$3383.

Committee Reports (continued)

- **Delinquent Accounts** – No accounts are more than 60 days past due. We will write to an owner about late fees.
 - We obtained new bank signature cards, with all Board members to sign. Any two signatures are required for checks and withdrawals.
- C. **Home Inspections** – Kay Agriesti
- **2014 Home Inspections** – Inspections are done and letters will go out next week. There will be 44 owners receiving letters requesting work to be done.
- D. **Newsletter** – Helen Beaumont reported that the newsletter was sent out last month and the next one will go out in July.
- E. **Welcoming** – Helen Beaumont did not welcome any new owners.
- F. **Hardscape** – Greg Kritzer
- **Review of Work on Wall Outside Colonnades, Facing Escala** – Based on a complaint by a Board member last month, Mr. Kritzer and Ron Filson reviewed the work that was done on this wall by Certi-Pro Painters and felt the work was satisfactory.
 - In July Mr. Kritzer will review all the pony walls and make recommendations to the Board.
- G. **President's Report** – Kay Agriesti
- Dog sign on Bellechase is permitted. Ms. Agriesti will talk to the neighbor about relocating sign so it is not so obvious.

CORRESPONDENCE

- A. A letter dated 4/15/14 was sent to Mr. and Mrs. Russ McCalley (17705 Bellechase) congratulating them on being selected to the “*Eastview Hats Off Volunteers*” for their work in the Eastview library.
- B. Letters dated 4/15/14 were sent to the owners at 17752, 17764 and 17770 Bellechase asking them to paint the outside of the rear walls by 6/1/14.
- C. A letter dated 4/15/14 was sent to the owner of 17765 Devereux regarding the plants her contractor removed in the Common Area when he made plumbing repairs. She was asked to either purchase replacement plants or our landscaper will purchase them and we will assess her for this cost.
- D. A letter dated 4/15/14 was sent to the owner at 12077 Tretagnier offering to allow him to pay for the removal of the 2 Pine trees behind his home in the Common Area that he has requested to be removed. The cost would be \$1000. A reply letter dated 4/30/14 was received offering to pay for half the cost of the removal. A response will be sent stating that the Board will not pay for any of the removal costs and will no longer respond to his letters on this subject since this has been going on for the past 3 years.
- E. A letter dated 4/25/14 was sent to the owner at 12023 Versailles asking them to remove some holiday decorations on the balcony and repair the screen door on that balcony.
- F. A letter was received on 5/7/14 from the owner at 11964 Voisin Ct. regarding the condition of the City street. A reply letter will be sent explaining that the Board has been in contact with the City several times over the years and our streets are not a priority for repairs.

UNFINISHED BUSINESS

- A. **Letter from Community Center Board on ARC Control Over Common Areas** – Kay Agriesti reported that she forwarded the letter to the attorney that she received last month

Unfinished Business (continued)

from the EVCC in which they present their proof of the ARC authority over major changes in the Common Area for our Association.

B. Letters to Owners at 17752, 17764 and 17770 Bellechase RE: Painting Rear Wall –

Letters were sent on 4/15/14 to these owners giving them until 6/1/14 to paint their outside rear wall.

C. Use of Drought Tolerant Plants on Slopes - Kay Agriesti will be contacting contractors to obtain information on this subject.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:54 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, June 12, 2014 at 4 p.m.