

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**June 12, 2014**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, June 12, 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 4:01 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 Helen Beaumont and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 5/8/14 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson was not present. The written report showed 2 applications for Patio II were approved in the past month.

### 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 last week. A copy of the punch list was distributed to the Board and reviewed. One large tree fell during the wind storm on the Rosedown slope and will be removed tomorrow by the tree contractor. The caps were removed from the drain lines from the yard at 17764 Bellechase. Pro-Scape will now glue them back on. A lot of bad rabbit damage to lawns was noted. Need to monitor which streets are being done by the contractor to eradicate the rabbits. Will need to seed or sod the damaged grass areas. More bee hives are being found.
- Greg Kritzer asked if we can write to the RB Inn about removal of the Eucalyptus trees below Rosedown on the west side of the 3<sup>rd</sup> green. A letter will be sent.
- Helen Beaumont asked about the dead needles on the pine trees. These trees can't be trimmed until the fall. We can talk with the arborist about these trees.
- Greg Kritzer asked about using Jacaranda trees as replacement trees in our community. We can ask the arborist about using these trees.
- Kay Agriesti asked about a tree that was installed at 12055 Tretagnier. The homeowner would like to have the tree replaced with a pink flowering tree rather than a white flowering tree. The cost for replacing that tree would be about \$250. The owner will pay for the replacement tree. The Board approved.
- A motion was duly made by Kay Agriesti to have the arborist come out to assess our trees for fire safety concerns and trimming options for a cost of up to \$600. Discussion on having the fire dept. out to review the trees. Motion withdrawn. Ms. Agriesti will try to contact the fire dept. to arrange for a walk through.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – Tabled to fall.
- **Replacement Plants by Owner at 17765 Devereux** - The owner has returned the signed form for the Association to purchase and install the replacement plants and bill her. The plants have been installed and the owner was billed \$33.30 on 5/28/14.
- **Water Report** – No water report this month.

Committee Reports (continued)

**B. Finance** – Cathy Hughes

- **Financial Statement (5/31/14)** – The financial statement ending 5/31/14 was sent to all Board members for review. We are under budget on expenses year-to-date by \$5072.
- **Delinquent Accounts** – There are no delinquent accounts at this time.
- There was a bill for wall repairs for \$220 from January 2014 that was not paid. We will get this paid.

**C. Home Inspections** – Kay Agriesti

- **2014 Home Inspections** – Inspections were done and letters have been sent out. Out of 46 homes inspected, 37 received letters requesting work to be done. The work must be done by 8/1/14. Need to forward home inspection report to the new owner on Parlange.

**D. Newsletter** – Helen Beaumont reported that the newsletter will go out next month. Discussion on articles.

**E. Welcoming** – Helen Beaumont did not welcome any new owners.

**F. Hardscape** – Greg Kritzer

- Crack in wall behind 17710 Rosedown needs to be reviewed.

**G. President's Report** – Kay Agriesti

- It was suggested that the Association place small American flags in front of the homes in the Common Area over the 4<sup>th</sup> of July weekend. A motion was duly made by Kay Agriesti and seconded by Greg Kritzer to approve up to \$400 for purchasing these flags. Motion carried. Kay Agriesti will follow up on getting these flags.

**CORRESPONDENCE**

- A.** A letter dated 5/12/14 was sent to an owner who was in arrears by \$110. It appears that his automatic payment to the Association had been \$10 less per month than what was owed. The owner has paid in full.
- B.** A letter dated 5/12/14 was sent to the owner at 11964 Voisin in reply to his letter regarding the condition of the City streets. We explained that the Association has contacted the City numerous times over the years on the conditions of our streets and were advised that our streets are not a high priority. We encouraged him to contact the City directly.
- C.** A letter dated 5/12/14 was sent to the owner at 12077 Tretagnier declining his offer to share the cost of tree removals by his house that he is requesting.
- D.** The owner of 17765 Devereux returned the signed form stating that she will pay for replacement plants for the Common Area that were damaged by her contractor. The plants were purchased and installed and a letter sent to the owner on 5/28/14 asking her to pay the \$33.30 for the 2 plants by 6/15/14.
- E.** A letter dated 5/31/14 was received from the owner at 12023 Versailles regarding the Board's letter of 4/24/14 asking for removal of some silver garland on the top balcony and repairs to the screen door on that balcony. The owner states that the screen door has been repaired, but the garland is there to keep the crows from landing on the balcony. She is asking permission to keep the garland. Discussion. The Board suggested that she look into commercial bird spike strip. A reply letter will be sent.

**UNFINISHED BUSINESS**

- A. **Letter from Community Center Board on ARC Control Over Common Areas** – Kay Agriesti reported that she spoke with the attorney and we don't have a response yet.
- B. **Letters to Owners at 17752, 17764 and 17770 Bellechase RE: Painting Rear Wall** – The walls behind 17764 and 17770 Bellechase have been painted. We need to check on the wall behind 17752 Bellechase to see if it was done.
- C. **Use of Drought Tolerant Plants on Slopes** – Tabled.

**NEW BUSINESS**

- A. Greg Kritzer brought up the idea of changing the color schemes on our homes to make our area look better. He will come back next month with some recommendations and ideas.
- B. Kay Agriesti asked about getting a surveyor to survey the property at the end of Parlange to locate property lines. She will follow up on getting a bid for this work.

With no further business to be brought before the Board, the meeting adjourned at 5:08 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

NEXT BOARD MEETING: **Thursday, July 10, 2014 at 4 p.m.**