

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

June 14, 2018

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, June 14, 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 4:01 p.m.

**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 Ron Filson and seconded by John Mullin to approve the minutes from the regular Board meeting of 5/10/18, the minutes of the Executive Session Meeting of May 10, 2018, and the minutes of the Executive Session Meeting of May 10, 2018 as written. Motion carried. The purpose of the first Executive Session meeting was to conduct an interview with a potential contractor and the purpose of the second Executive Session meeting was to meet with the attorney to discuss legal matters.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there were 5 Patio II applications approved (new windows, re-felt roof, paint house, plant Palm tree). The ARC has referred the matter of garage window compliance with an owner on Colonnades to the Community Center Board for further action.

### COMMITTEE REPORTS:

**A. Landscape** – Dan Porter

- **Walk Through/Punch List Items** – There was a walk through this morning. Another bee hive has been found in an irrigation box and is being addressed. Report of the rat problem at a bird feeder on Rosedown. The landscaper added a bait trap in the Common Area by the house and Mr. Porter talked with the homeowner. Some broken sprinklers were reported and have been repaired. Complaints about weeds on the Devereux slope to be addressed. We have a bid of \$300 to remove the dead tree in the park area on Devereux. A motion was duly made by Dan Porter and seconded by Ron Filson to approve cutting down the tree for \$300. Motion carried.
- **Landscape Requests from Owners** – None.
- **Removal of Ice Plant Along Escala** – Mr. Porter reported that all the ice plant has been removed from the area.
- **Water Report** – Mr. Porter reported on the water usage.

**B. Finance** – John Mullin

- **Financial Statement (5/31/18)** – The financial statement was reviewed and we are under our budgeted expenses by \$26,091 year-to-date. This will change since the water bill payment was not included in the statement. Discussion.
- **Delinquent Accounts** – As of 5/31/18 there is still 1 account that over 90 days past due. Letter was sent last month about the delinquency. Discussion. A motion was duly made by John Mullin and seconded by George Gigliotti to approve sending account 900349 to the attorney to file a lien if payment is not received. Motion carried.

**C. Home Inspections** - Mandy Richins

- The 2018 inspections were done and letters will be sent out. The work will need to be completed by October 1, 2018.

**D. Newsletter** – The newsletter will go out in August.

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

**F. Hardscape** – John Mullin

- Mr. Mullin and George Gigliotti need to do a walk through to review all the Common Area walls and pony walls.

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

- Holiday Lights – Two owners received letters about the holiday lights last month and one has removed them. The owner at 17730 Bellechase has not removed the lights. A second letter will be sent.
- Barking Dog at 17650 Tatia – No further complaints.
- Small Claims Action – Mr. Filson will represent the Association in this matter at the hearing on 6/28/18. John Mullin will also attend.

**CORRESPONDENCE**

**A.** A letter dated 5/15/18 was sent to the owners of 17650 Tatia Court regarding complaints of a barking dog.

**B.** Letters dated 5/15/18 were sent to the owners of 17730 Bellechase and 18055 Colonnades regarding holiday lights that needed to be removed.

**C.** A reply letter dated 5/15/18 was sent to the owners at 17735 Rosedown who had complained about parking problems on their street.

**D.** Letters dated 5/15/18 were sent to 2 owners who were arrears more than 60 days in their assessments reminding them of their obligation to pay.

**UNFINISHED BUSINESS**

**A. Secretarial Contract** – Ron Filson did check the references for Victoria Cohen. A motion was duly made by Ron Filson and seconded by Dan Porter to approve the secretarial contract with Victoria Cohen for \$60 per hour for up to 5 hours per month, effective 7/1/18 through 12/31/18. Motion carried. A motion was duly made by Ron Filson and seconded by George Gigliotti to approve a consulting contract with Wendy DeVuyst for \$75 per month (for up to 3 hours a month), effective 7/1/18 through 12/31/18. Motion carried.

**B. Garage Parking Policy** - The Board has been working with the attorney on coming up with a policy regarding the parking of vehicles inside garages. Discussion. A motion was duly made by Ron Filson and seconded by Mandy Richins to approve the following policy to be sent to the owners for review and input before the Board votes on adopting the policy at their August Board meeting:

- a. *"In accordance with Section 5.35 of the CC&Rs, vehicles must first be parked in the garage of a Unit to the capacity for which the garage was designed to accommodate (i.e. two-cars in a two-car garage) before driveway parking is allowed. In an effort to limit driveway and common area parking and to preserve the aesthetics of the community, for the purpose of this rule and Section 5.35 of the CC&Rs, automobiles (i.e. compact or full sized cars, pick-up trucks, SUVs, minivans, or other such four wheeled vehicles) to the extent owned, operated, maintained, kept or driven by a Resident, even if only on a temporary basis, must first be parked in the garage (before any motorcycles or*

*other two or three-wheeled vehicles) to the capacity for which the garage was designed to accommodate before any vehicle will be allowed to park on the*

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*driveway. For the purposes of this rule, the term "Resident" means any person living or staying within a Unit overnight for more than two weeks in any given month, whether consecutively or non-consecutively.*

- b. Residents must first park in their garage and driveway (to the extent the size of a driveway can accommodate parking) in accordance with this rule before parking on the street.*
- c. Any Resident seeking an exception to this rule for the parking of motorcycles or other two or three-wheeled vehicles in a garage instead of an automobile must apply to the Board in writing describing the specific parking situation being sought. Exceptions may be made for parking multiple two or three-wheeled vehicles in a single garage stall rather than an automobile, in the Board's sole discretion." Motion carried.*

### **NEW BUSINESS**

**A. Request for Variance for Garage Parking** – The Board received a request from an owner on Voisin Court to grant a variance to the garage parking policy because it is difficult for his children to access the garage with both cars parked inside the garage. John Mullin has talked with this owner about the matter and he is agreeable to park one car in the garage and one on the driveway. Discussion. Mr. Mullin will look at the situation in person and report back next month.

With no further business to be brought before the Board, the meeting adjourned at 5:12 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, July 12, 2018 at 4 p.m.**