

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

June 8, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, June 8, 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, Dan Porter, Cathy Hughes, Mandy Richins, and John Mullin (arrived late).

**Directors absent:** None.

**Also present:** Malcolm Allan, and Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Mandy Richins to approve the minutes from the regular Board meeting of 5/11/17 as written. Motion carried.

### MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson reported that the ARC will meet next week.

### COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list. We still have an issue with snails that Pro-Scape is handling. We have had issues with bees. The lawns were recently fertilized. We are having Pro-Scape wash off the dirt from the Association walls. We need to install a french drain behind 17704 Rosedown to help with some flooding issues. We have a request in with the City for repairs to a water leak on the City side of the meter at 11956 Voisin. The City is working on the sidewalk issue on Devereux. We are noticing soda cans in the shrubs of some homes. May be from construction workers that have worked at some homes in the area. Pro-Scape will be using Round-Up to kill the weeds on the slopes and they will also address the nutgrass. Pro-Scape will be getting more live traps to try and address the rabbit problem.
- **Landscape Requests from Owners:**
  - 18145 Chretien – The tree was removed that was approved last month at the Association's expense.
- **Water Report** – Tabled to next month.

B. **Finance** – Cathy Hughes

- **Financial Statement (5/31/17)** – The financial statement was reviewed and we are under budget by \$25,743. This is mostly due to water.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due. We have one account that if they do not pay by next month will need a pay or lien letter from the attorney.
- **New Bank Signature Cards** – We are getting all the Board members to sign the new signature cards, with any two signatures required on every check or withdrawal.
- **Moving Funds from Morgan Stanley** – We are discussing with Union Bank about transferring the funds over from Morgan Stanley to CD accounts.

C. **Home Inspections** - Mandy Richins

- The 2017 inspections are underway. Once done letters will be sent out to the owners giving them until 9/1/17 to complete the work.

D. **Newsletter** – The next newsletter will go out in July. Plumbing policy will be included.

E. **Welcoming** – Mandy Richins welcomed the latest owner on Chretien.

Committee Reports (continued)

**F. Hardscape** – John Mullin

- **City Repairs to Street Lights** – The City called and they are working on the street lights.
- **Bid for Painting Metal Plates in Driveways** – Getting a bid for this work.
- **Bid to Repair Association Walls** – There are two ways to address the problems with the walls. One is to do a patch repair and then paint. The other is to strip the wall down and do a new texture coat with a lifetime guarantee. We will get bids for both methods.

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

- There was a plumbing leak in the yard at 18121 Chretien. Pro-Scape was called out to inspect the leak. Mr. Filson went out when the area was opened up and there were no tree roots found. The owner also saw the open hole. The owner has sent a letter disputing the cost. The owner had a plumber out and he stated that the leaking pipe was caused by tree roots. She is asking the Board to remove the tree in her front yard and pay for the lost water due to the leak. If the Association does not remove the tree, then the owner wants the Association to help pay for copper pipe to replace the plastic pipe in the front yard. Discussion. The Board rejected her claims and will send her a reply letter.
- The Board reviewed the Plumbing Policy. We will include the policy in the next newsletter.
- There was a vehicle vandalized and broken into on the street on Devereux.

**CORRESPONDENCE**

- A.** A letter dated 5/3/17 was sent to the owner of 17705 Bellechase regarding painting the tops of their patio cover boards. They were given 30 days to make this correction. This work has been done.
- B.** Letters dated 5/16/17 were sent to the owners at 11962 Corte Tezcuco, 17650 Tatia Ct., and 11956 Voisin Ct. asking these owners to repair and paint their outside walls that face other streets. They were given 60 days to do this work.

**UNFINISHED BUSINESS**

- A. Amendments of Bylaws and CC&Rs** – The President and Secretary have signed the appropriate forms and had them notarized. The attorney is in the process of having the new CC&Rs recorded with the County Recorder. Once the recording is done we will send out a certification page attesting to the new Bylaws and a copy of the recording page for the CC&Rs to all owners.
- B. Letters to Owners RE: Wall Repairs** – Last month we sent letters to 3 owners requesting them to make repairs to the exterior walls that face other streets behind their homes.

**NEW BUSINESS**

- A.** We will be getting quotes on insurance renewal to review next month.

With no further business to be brought before the Board, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, July 13, 2017 at 4 p.m.**