

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**June 9, 2016**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday June 9, 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:** Jay Helms (Pro-Scape), and Wendy DeVuyst (Recording Secretary).

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Cilla Kersey to approve the minutes from the regular Board meeting of 5/12/16 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that the ARC does not meet until next week.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. Pro-Scape will step up the treatment of the Nut grass. They are also addressing the snail issues and rat problems. They will attempt to use a couple of rabbit traps to see if they are effective. They will be doing fertilization in the next couple of weeks and using a pre-emergent to prevent the weeds from coming back.
- **Red Apple Issues** – Pro-Scape will hire a couple of temporary laborers to clean up the slopes and plant the ice plant cuttings.
- **Landscape Requests from Owners:** None.
- **Water Report** – The report will be ready next month.

**B. Finance** – Cathy Hughes

- **Financial Statement (5/31/16)** – The financial statement was reviewed and we are under budget by \$37,737. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.

**C. Home Inspections** – Cilla Kersey

- **2016 Home Inspections** – The inspections have been completed and will be mailed out in the next few days.

**D. Newsletter** – Cilla Kersey reported that the next newsletter will go out in July.

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

**F. Hardscape** – Greg Kritzer

- **Painting of Meter Boxes and Mailboxes** – The contractor still has not done the work.
- **Status of Wall Repairs behind Bellechase/Devereux** – This work was tabled.
- **City Repairs to Street Lights, Sidewalk, and Streets** – Nothing has been done on the streets lights or sidewalk.
- Mr. Kritzer and Ron Filson will be inspecting all Common Area walls for needed work.

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

- Thanks to Kay Agriesti for putting up the American flags on Memorial Day and she will do it again on the 4<sup>th</sup> of July. An additional \$74 was spent on some more flags. The Board approved this expense.

**CORRESPONDENCE**

- A. A Notice of Fine dated 5/18/16 was sent to the owner of 18137 Chretien regarding the garage violation. Fines now total \$1000.
- B. A letter dated 5/18/16 was sent to the owner of 18055 Colonnades regarding the need to repaint the vent above the garage brown in color. The owner responded and reported that the work was done.
- C. A letter dated 5/18/16 was sent to Councilmember Mark Kersey thanking him and his staff for all their work in addressing our street issues.
- D. Ron Filson asked that letters be sent to the following properties: 11964 Voisin – remove dead plant from pot on driveway; 17755 Devereux – clean out garage so two cars can park inside; 18153 Chretien – paint the garage door.

**UNFINISHED BUSINESS**

- A. **Garage Violation at 18137 Chretien** – We have found out that the City may have an ordinance requiring owners to park 2 cars inside their garages. Greg Kritzer will follow up with the City. The tenant gave Ron Filson a call and said he had a letter regarding the parking. However, he stated that he had not yet cleaned out the garage. The Board reviewed the letter that included photos, which had pictures of a Board member getting out of her car inside the garage. This Board member has filed a report with the police as possible stalking. A motion was duly made by Ron Filson and seconded by Cilla Kersey to fine the owner another \$200 for this violation. Motion carried.
- B. **Update of Bylaws and CC&R's** – Ron Filson has contacted the attorney and has started the process to get the documents updated.

**NEW BUSINESS**

With no further business to be brought before the Board, the meeting adjourned at 4:25 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday July 14, 2016 at 4 p.m. at the EVCC.**