

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

July 10, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, July 10, 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 4:02 p.m.

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

Directors absent: None.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Greg Kritzer and seconded by Helen Beaumont to approve the minutes from the regular Board meeting of 6/12/14 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that the owner at 17676 Tatia received a letter from the Patio II Board regarding painting around window trim on his unit with an unapproved color. The owner replied that the windows were painted that color when he purchased the home in 2010 and when his home was inspected in 2012. The Board will wait until the next Unit Inspections to follow up on having this repainted.

There were 3 architectural approvals in Patio II, including a solid patio cover. This Board must also approve the patio cover. A motion was duly made by Kay Agriesti and seconded by Cathy Hughes to approve the application for the solid patio cover at 17725 Rosedown. Motion carried.

Kay Agriesti has volunteered to serve on the ARC to fill a vacancy.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report/Punch List Items** - A copy of the punch list was distributed to the Board and reviewed. The rabbit contractor is being called out again as the rabbit problems have been getting worse. We will have to do some repairs to lawns on Chretien and Colonnade due to the damage. Jay Helms reported that Pro-Scape will be installing 1 gallon plants to create a hedge behind Devereux/Rosedown, with a drip irrigation system.
- At 12043 Tretagnier there is a large bare area in the front lawn that needs attention. These streets will be walked next month and this will be addressed.
- There was a water main break in the front of the house at 17625 Parlange. Pro-Scape dug up the area and took photos to show that tree roots from the Association trees were not responsible. The owner was out of town when the break occurred and could not authorize the work by Pro-Scape. Since the owner would be away for 10 days, it was decided to proceed with the repairs. Total repair cost was \$200. The Association will pay Pro-Scape for this amount and then seek reimbursement from the owner. Discussion. The Board directed that a letter be sent to the owner asking for reimbursement.
- **Tree Issue on Golf Course** – A letter was sent to the RB Inn with regard to their trees on the west side of the 3rd green. There was no response.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – Tabled to fall.

Committee Reports (continued)

- **Water Report** – A copy of the water report was reviewed. Our water use for the past 2 months is much higher due to the hotter weather. Also, the cost of water has gone up. It was suggested that we consider changing out some of the sprinkler heads so they are more low flow. The cost of these heads is about \$5 per head. Discussion on starting to change them out in the worst areas. A motion was duly made by Ron Filson and seconded by Helen Beaumont to authorize up to \$500 for these heads to begin changing them out. Motion carried.

B. Finance – Cathy Hughes

- **Financial Statement (6/30/14)** – The preliminary financial statement ending 6/20/14 was sent to all Board members for review. We are over budget on operating expenses year-to-date by \$3003. This is mostly due to the tree trimming work that was paid out at the beginning of the year, but was expensed out in the budget over 12 months. This will catch up by year-end.
- **Delinquent Accounts** – There is one owner delinquent by 30 days.
- The Association's insurance was renewed.
- There was a billing in error from the attorney. Kay Agriesti followed up on this matter.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Inspections were done and letters were sent out. We received a request for an extension at 17720 Rosedown. The owner was given an additional 30 days. The owner at 17715 Devereux wrote and asked for clarification on some work. Ms. Agriesti will contact the owner.

D. Newsletter – Helen Beaumont reported that the newsletter will go out this month. Discussion on articles.**E. Welcoming** – Helen Beaumont did not welcome any new owners.**F. Hardscape** – Greg Kritzer

- **Broken Curb** – A 5 foot section of curb at the Northeast corner of Colonnades and Escala broke off. The City was called to make repairs.
- **Crack in wall behind 17710 Rosedown** – This wall is being addressed in the next bullet.
- **Review of Pony Walls and Recommendations** – There are about 11 areas on walls that need to be addressed and repaired. We will get a bid for making these repairs.

G. President's Report – Kay Agriesti

- **American Flags for Front Yards** – 150 flags were purchased and put in the front yards for the 4th of July weekend. The residents seemed to appreciate the gesture. We will save the flags for future use.
- **Review by Fire Marshall** – Ms. Agriesti received a return call today from the Fire Dept. regarding our request for a fire inspection. We were provided information on the Brush Management Guidelines, but they cannot come out and make inspection at this time. Discussion. It appears that we are in compliance with their guidelines.
- **Arborist** – Tabled.
- We received a note from 17631 Parlange stating he will not paint his front wall since the Association bushes are against the wall. Ron Filson has looked at the wall and does not feel it needs painting. A letter will be sent stating that he does not have to paint that wall.
- Letter from the Eastview Community Center regarding an owner who came in and complained about the Pine trees behind a home at 12043 Tretagnier. Ron Filson will follow up with this owner.

CORRESPONDENCE

- A. A letter dated 6/18/14 was sent to the RB Inn regarding trimming or removing the trees on the west side of the 3rd green.
- B. A letter dated 6/18/14 was sent to the owner at 12023 Versailles suggesting that the owner put up bird spikes instead of the silver garland to keep birds off her balcony.
- C. A letter dated 6/18/14 was sent to the new owners at 17621 Parlange advising them of the recent unit inspections and providing a copy of the inspection report that was sent to the previous owner.
- D. A letter dated 6/18/14 was received from the owner at 17720 Rosedown requesting a time extension to complete the work on the Home Inspection form. A reply letter dated 6/26/14 was sent granting them a 30 day extension.
- B. A letter dated 6/26/14 was sent to the owner at 17676 Tatia noting that his window trim has been painted an unapproved color and asking him to submit an architectural application for this work by 7/15/14. The owner replied that the windows were painted that color when he purchased the home in 2010.
- E. A letter was received on 7/7/14 from the owner at 17715 Devereux asking for clarification on work on the Home Inspection form. The letter was forwarded to Kay Agriesti.
- F. A letter was received on 7/7/14 from the owner at 17792 Bellechase stating that 3 sections of her back fence fell down. She claims that rusted posts caused by Association irrigation hitting the fence caused the failure. The repairs cost \$1150 and she is asking the Association to pay for half of this expense. Ron Filson viewed the damage and has adjusted the Association sprinklers in this area. Discussion. The wall/fence has been there since 1986 and we don't know what maintenance has been done to the fence. It was felt that natural wear and tear contributed to the problem. The Association had received no prior complaints about irrigation problems caused by our sprinklers. A motion was duly made by Ron Filson and seconded by Kay Agriesti to deny her request for reimbursement. Motion carried.

UNFINISHED BUSINESS

- A. **Letter from Community Center Board on ARC Control Over Common Areas** – Kay Agriesti reported that she still has not received a reply from our attorney.
- B. **Letters to Owners at 17752, 17764 and 17770 Bellechase RE: Painting Rear Wall** – It was noted that all these walls have been painted.
- C. **Tinsel on Balcony at 12023 Versailles** – This has been removed.
- D. **Use of Drought Tolerant Plants on Slopes** – Tabled.
- E. **Form for Email Approval by the Board of Emergency Work** - In accordance with State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve this form. Motion carried.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 5:26 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: **Thursday, Aug. 14, 2014 at 4 p.m.**