

**EASTVIEW
PATIO HOMES II
CORPORATION**



**RANCHO BERNARDO
CALIFORNIA**

<http://eastviewrb.com/patio2.html>

**BOARD OF DIRECTORS¹
MEETING MINUTES
July 12, 2018**

I. CALL TO ORDER

- A.** President Ron Filson called the Board meeting to order at 4:03 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA. A quorum was present.

II. ROLL CALL

A. Board Members Present:

President	Ron Filson	March 2020
Vice President/CFO	John Mullin	March 2019
Secretary	Mandy Richins	March 2020
Director	Dan Porter	March 2019
Director	George Gigliotti	March 2020

B. Others Present:

Meeting Recorder	Victoria Cohen Consulting, Agent for Association (AFA)
Homeowners	Tom Dudgeon

III. HOMEOWNERS FORUM

- A.** Homeowner forum was held.

IV. APPROVAL OF MINUTES

- A.** **It was moved** to approve the Open session meeting minutes for June 14, 2018, as submitted.
Motion Carried.

V. EXECUTIVE SESSION DISCLOSURE

- A.** Executive session was not held on June 14, 2018

VI. REPORTS

A. President's Report – Ron Filson

1. Small Claims Action

- (a) Court determined that the person filing action against the Association did not have standing to sue (was not an owner). Dismissed without prejudice.
President Ron Filson represented the Association in Small Claims Court.

2. 17745 Devereaux

- (a) The sidewalk has been repaired by the City.
The sidewalk was in a state of disrepair for over 2-years. Ron reached out to the City and discovered that the area had been inspected and workers *should* have been dispatched to make the repairs, but somehow the report did not get forwarded to the correct team, and the paperwork languished. Once this error was discovered, the City promptly dispatched a team to repair the sidewalk.

3. Landscaping

- (a) There are going to be some managerial changes at Green-Tech. More to report next month.

¹ California Corporations Entity number C1295309

B. Architectural Report – Ron Filson

1. July 10, 2018 Approvals:

- 17685 Devereux New tile roof
- 17615 Parlange Solar Panels
- 17650 Tatia Ct. Landscape
- 17745 Devereux Paint House
- 17738 Bellechase New Windows
- 17683 Belle Helene New Windows
- 12017 Tretagnier New Windows
- 17740 Rosedown Landscape/walls
- 17611 Parlange Re-felt roof
- 17705 Bellechase New windows
- 17660 Tatia Ct. New Windows

2. 17740 Rosedown Place – Jeff and Molly Nelson – Architectural Modification

- (a) **It was moved** to approve for the owners of 17740 to move an exterior wall forward, *to match all other models in the community.* **Motion carried.**

C. Financial Report - John Mullin

1. Balance Sheets as of June 30, 2018

- (a) Operating \$75,057
(b) Reserves \$74,123
(c) Delinquencies <\$2,490 >
(d) **It was moved to Receive** the financials for June 30, 2018, pending audit.
Motion Carried.

2. Delinquencies

- (a) Board reviewed the delinquencies.
(b) **Board directs AFA** to direct Jeff Simon to send the *Past Due Summary* report to the owner of account 800339, with the letter from the Association.
(c) **Board directs AFA** to direct Jeff Simon to send the *Past Due Summary* report to the owner of account 600312, with the letter from the Association.

4. Lien

- (a) Account 900349 - **APN 272-730-12-04**
(1) **Board directs AFA** to forward a copy of the June 14, 2018 meeting minutes to Association Legal Counsel and directs Legal Counsel to proceed to lien **APN 272-730-12-04** if the account is not paid in full in 30-days.
(2) **Board directs AFA** to forward a copy of the June 14, 2018 meeting minutes to Jeff Simon of California Business Solutions and directs Jeff Simon to send the *Past Due Summary* to the homeowner and to Association Legal Counsel.

D. Landscape Report – Dan Porter

- 1.** During the recent walkthrough it was noticeable that there is a lot of new growth. Landscaper is fertilizing and trimming. Association continues to have an ongoing issue with rabbits eating and destroying the sod. The Association is conducting a trap and release protocol. Association has had occasional main line water break.
2. Homeowner requests were received concerning tree limbs on roof and weeding at the golf course; the landscapers are handling these requests.

E. Hardscape Report – George Gigliotti

- 1.** George walked with vendors and inspected common area walls; three bids are forthcoming. George observed that the sprinklers need to be turned on and observed by the landscapers to determine if the spray is hitting the walls, and if so, the sprinkler need to be adjusted to prevent spraying of the walls.
2. Devereaux – Broken Wall
(a) The landscaper inspected a broken wall on Devereaux and determined the irrigation was broken, which resulted in the plants dying.
3. **It was moved to approve** for George to contact the landscaper and direct them to remove the dead landscaping in conjunction with repair of the irrigation. **Motion carried.**
4. Two bee hives were recently removed.

- F. Welcome Report – Mandy Richins
 - 1. There were two (2) changes or ownership reported in the past 30-days.
 - G. Annual Home Inspection Report – Mandy Richins
 - 1. Inspection completed; letters mailed to homeowners.
 - 2. Homeowners have until October 1, 2018 to respond.
 - H. Newsletter Report – Victoria Cohen
 - 1. Victoria presented a first draft to the Board. Ron Filson provided direction for updates to the newsletter. Newsletter will be mailed in August with other documents.
- VII. UNFINISHED BUSINESS** (items carried over from prior meeting)
- A. 11964 Voisin - Request for Garage Parking Variance – John Mullin
 - 1. John Mullin inspected the garage at 11964 Voisin.
 - 2. Board discussed the options and based on the CC&R requirement 5.35 the Board had to decline the homeowner request. John will speak with the homeowner and discuss possible options.
 - B. New Garage Parking Policy
 - 1. Policy was mailed on July 2, 2018 to homeowners for 30-day review and comment period. **Item will be placed** onto next month’s agenda for vote by the Board of Directors.
- VIII. NEW BUSINESS** (first time on agenda)
- A. Insurance – General Liability
 - 1. Proposal for annual renewal of General Liability policy with State Farm for period August 22, 2018 -August 22, 2019 in the amount of \$5,261 presented to Board for review. Board is waiting for additional proposals prior to approving.
 - 2. **Item will be placed** onto next month’s agenda.
 - B. Assessment Payment Options (document)
 - 1. **It was moved to approve** the draft *Assessment Payment Options* document as presented by AFA, for distribution to the membership with the August 2018 mass mailing. **Motion carried.**
 - C. Annual Notice of Owner Information 2018
 - 1. **It was moved to approve** the draft *Annual Notice of Owner Information* document pages 1 and 2 only, as presented by AFA, for distribution to the membership with the August 2018 mass mailing. **Motion carried.**
- IX. NEXT MEETING DATE**
- A. The next Board meeting is scheduled for August 9, 2018 at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA.
- X. ADJOURNMENT**
- A. There being no further business the meeting was adjourned at 5:51 p.m.

Approved by the Board of Directors on August 9, 2018 during the Open session of the duly noticed meeting. Mandy Richins, Secretary