

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

July 14, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday July 14, 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 4:04 p.m.

**Directors present:** Ron Filson, Greg Kritzer, Cilla Kersey, and Mandy Richins (arrived late).

**Directors absent:** Cathy Hughes.

**Also present:** Arlene Rhyan, Megan Bannon, Cal & Fran Watson, Kay Rodricks, Dan & Francis Barrios, 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 6/9/16 as written. Motion carried.

### MEMBER PARTICIPATION

- A. Arlene Rhyan (17665 Devereux) was here regarding the neighbor's trellis and plants in the easement area. The ARC has referred her to this Board regarding this issue. Ron Filson stated that the ARC at the time the trellis was approved was probably at fault for not involving the Patio II Association for this structure. It is unclear who signed the ARC application and the City should have been involved in getting a permit for this structure. Because this occurred several years ago, this Board may not be able to assist this owner about the problem. Mr. Filson suggested that the owner pursue further action with the City, Fire Dept., Health Dept., etc. Ms. Rhyan stated that the City had cited the neighbor several years ago and gave him 30 days to comply. They have not followed through on this citation. Mr. Filson suggested that she consider hiring an attorney. The Board members will inspect the situation to see if there is something this Association can do with regard to our restrictions and reply to Ms. Rhyan.
- B. Kay Rodricks was here regarding her neighbor (17666 Tatia) leaving black trash bags in front of the garage for several months. Additionally, lanterns put up on the patio for a party some time ago have not been removed. Also, the garage is full of storage and no cars can park inside. Their cars park in the driveway and block the street. The Board will write to the owner about these matters.
- C. Cal and Fran Watson (18129 Chretien) and Dan and Francis Barrios were here regarding the Chretien Ct. parking problems. They called the Fire Dept. and they came out and stated that one side of the street should be painted red (non-residential side). The vehicles parking on the street cause a visual problem for drivers. Discussion. The owners will pursue this with the Fire Dept. but just wanted to make sure the Board was aware of this situation.
- D. **ARC Report** – Ron Filson reported that the ARC met on 7/12/16 and there were 3 applications for Patio II owners that were approved (replacing wrought iron fence, Alumiwood patio cover, and repainting of the house).

### COMMITTEE REPORTS:

#### A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. Rabbits continue to be a problem. Will be filling in the older dying plants with new plants in certain areas. Putting out bait for snails and rats.

Committee Reports (continued)

- **Red Apple Issues** – The Red Apple is looking better. The slopes will be fertilized again.
  - **Landscape Requests from Owners:** 18197 Chretien – asked to have the trees trimmed so leaves and flowers don't fall into their backyard. We have asked our landscaper to trim some of these branches. 18117 Chretien – asking for tree to be trimmed as it is blocking the views. They paid to have this tree trimmed less than a year ago. We advised the owner that the arborist will need to review the tree in the fall before we allow them to pay for this work. We want to make sure that such frequent trimming will not harm the tree.
  - Need to get more of the MP Rotator heads on Rosedown.
  - **Water Report** – The report was reviewed. Water use is about the same as last year, but the water costs continue to go up.
- B. Finance** – Cathy Hughes was not present.
- **Financial Statement (6/30/16)** – The financial statement was reviewed and we are under budget by \$40,427. This is primarily due to low water usage.
  - **Delinquent Accounts** – There are no accounts that are over 60 days past due.
  - **Bank Signature Cards with Morgan Stanley** – We have been requested to update the signature cards. All four officers will sign on the card.
- C. Home Inspections** – Cilla Kersey
- **2016 Home Inspections** – The inspections were done and the forms mailed out in mid-June. Owners have until 9/1/16 to complete the work. The owners at 12005 Versailles and 12071 Tretagnier requested extensions until 10/1/16 to complete the work and these were granted.
- D. Newsletter** – Cilla Kersey reported that newsletter will go out this month. Discussion on articles.
- E. Welcoming** – Mandy Richins has not welcomed any new owners.
- F. Hardscape** – Greg Kritzer
- **Painting of Meter Boxes and Mailboxes** – The contractor will be doing the mailboxes next week and then we will address the meter boxes.
  - **Status of Wall Repairs behind Bellechase/Devereux** – This work was tabled.
  - **City Repairs to Street Lights, Sidewalk, and Streets** – We were supposed to meet with the City regarding the streets today, but he didn't show. There are some issues that they need to review. Will follow up with the City. No action on the street lights.
  - **Inspection of All Common Area Walls** – Mr. Kritzer and Ron Filson will be inspecting all the walls for needed repairs and painting.
- G. President's Report** – Ron Filson
- Got information on Neighborhood Watch which we will put in the newsletter.

**CORRESPONDENCE**

- A.** A Notice of Fine dated 6/13/16 was sent to the owner of 18137 Chretien regarding the garage violation. Fines now total \$1200.
- B.** A letter dated 6/13/16 was sent to the owner of 17755 Devereux regarding a garage violation with items stored in the garage so that two cars cannot park inside. The owner was given 45 days to correct the violation.
- C.** A letter dated 6/13/16 was sent to the owner of 18153 Chretien requesting that they repaint their garage door within the next 30 days.
- D.** A letter dated 6/13/16 was sent to the owners at 11964 Voisin asking them to remove the dead plant and/or pot on the driveway.

Correspondence (continued)

- E. Received two letters requesting extensions for work requested on the home inspections. These were addressed in the Home Inspection report.

**UNFINISHED BUSINESS**

- A. **Garage Violation at 18137 Chretien** – Still in violation. A motion was duly made by Ron Filson and seconded by Greg Kritzer to fine the owner another \$200. Motion carried.
- B. **Dead Plant in Pot at 11964 Voisin** – The pot with the dead plant is still there. A second letter will be sent.
- C. **Painting of Garage Door at 18153 Chretien** – Not yet painted. A second letter will be sent.
- D. **Garage Violation at 17755 Devereux** – The owners have until the end of July to comply.
- E. **Update of Bylaws and CC&Rs** – Ron Filson reported that within a week the attorney will be sending us the draft of the updated documents for review. Discussion.

**NEW BUSINESS**

The owner at 17764 Bellechase had two drains that emptied out onto the Common Area slope causing erosion. We had them plug these pipes and run the drains out to the front. The owner is now requesting permission to run the pipes out the back of the property all the way down to the street below with the drains cored through the curb. He says when there is a lot of rain the drains don't take all the water from the backyard out to the front of the property. He will pay for all this work. Discussion. A motion was duly made by Greg Kritzer and seconded by Cilla Kersey to approve this request, pursuant to the requirement that he is responsible for all maintenance of these pipes (signing an agreement to that effect) and that he must use our contractor for the work. Motion carried.

With no further business to be brought before the Board, the meeting adjourned at 5:21 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday Aug. 18, 2016 at 4 p.m. at the EVCC.**