

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

July 16, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, July 16, 2015 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 4:00 p.m.

Directors present: Kay Agriesti, Ron Filson, Greg Kritzer, Cathy Hughes, and Cilla Kersey.

Directors absent: None.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve the minutes from the regular Board meeting of 5/14/15, the special meeting of 5/25/15 and the special meeting of 7/6/15 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that ARC met in June and July and 5 Patio II applications were approved. The ARC had a special meeting on 7/14/15 and had all the ARC members, the Board Presidents for all 3 Eastview Boards, and the President of the Community Center in attendance to discuss water restrictions and the drought. Discussion. They will have another meeting on this issue at a later date.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – Replaced the trees that the homeowners purchased as replacements for the Pine trees in the Common Area behind their homes that they paid to have removed. All the color corners have been changed out to Society Garlic. Also added some Jasmine in another area that was previously approved.
- Kay Agriesti noted water on all the sidewalks on Tretagnier and Bellechase last night. Pro-Scape had installed the Moisture Manager (that was previously approved by the Board for \$800) on the lawns yesterday and they had to heavily water it in. Pro-Scape will also be installing the rotator heads in all of these areas, along with the larger turf areas.
- Kay Agriesti congratulated Ron Filson for his volunteer award within the community. We will put this in the newsletter.
- **Proposed Revision to Tree Policy** – The Board approved the policy and published it in the last newsletter for owner input. Discussion. A motion was duly made by Ron Filson and seconded by Kay Agriesti to adopt the new Tree Policy, effective August 1, 2015. Motion carried. The new policy is attached.
- Kay Agriesti noted that there are some Aleppo Pines that may need to be trimmed as they are too close together. We will review these trees in the fall with the arborist, along with other trees.
- **Status of Water Conservation Measures** – We are under on water usage on Colonnades by 50% where we installed the rotator heads. You can notify the City if we have slopes that are fire barriers or if we are replacing with drought tolerant plants, and they will grant a variance for additional water. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve up to \$600 for additional rotator

Committee Reports (continued)

heads. Motion carried. The Board will be looking at areas where they could remove existing plants and replant with drought tolerant plants. Discussion. The Board will visit a nursery that specializes in drought tolerant plantings with Pro-Scape to get some ideas.

- The Board will advise the City again about the fire danger on their property that is adjacent to our slopes.
- **Bees in Wall at 17763 Bellechase** – The owner was advised that the bees are in her wall and were to be removed. The owner wants to save the hive and have it removed. To date she has not had the bees removed. Discussion. The Board asked that a second letter be sent to the owner giving her 15 days to remove the bees. If she doesn't do it, then the Association will do the work to remove the bees and charge her.
- **Water Report** – The water report was reviewed. We are about 30 to 50% under on water usage.

B. Finance – Cathy Hughes

- **Financial Statements (5/31/15 and 6/30/15)** – The financial statements were reviewed and we are under budget by \$26,286. This is due to low water usage.
- **Delinquent Accounts** – There is one owner more than 60 days past due. We will follow up with the bookkeeper on this account.

C. Home Inspections – Kay Agriesti

- **2015 Home Inspections** – Inspection letters were sent out in June to 43 owners. There were an additional 9 homes inspected where no work was needed. Three have returned their signed forms. A few have called with questions. A reminder notice will be put in the newsletter. It was noted that a new chimney cap was installed at 17621 Parlange and it needs to be painted. A letter will be sent. Ms. Agriesti had a call from an owner complaining about the expense to do some of the work from the Home Inspections. We have also had a request for an extension from one owner to November that we will grant. A letter will be sent.

D. Newsletter – Cilla Kersey reported that the newsletter will go out this month. Discussion.**E. Welcoming** – Cilla Kersey reported she welcomed new owners on Bellechase. She will be sending letters to those new owners who do not live in the community. She will be welcoming 3 other new owners that have recently moved in.**F. Hardscape** – Greg Kritzer

- **Painting Rusting Electrical Boxes** – Working with the Boy Scouts to have this work done.
- **City Repairs to Street Lights** – No additional repairs have been done to the remaining 3 lights that were reported to the City. He will follow up from the City.

G. President's Report – Kay Agriesti

- Street parking and garage access issues were discussed. Street parking issues must be directed to the Police. Discussion on people who are not parking their cars inside their garages. We will put an article in the newsletter reminding residents that garages must be cleaned out so 2 cars can park inside and that cars cannot block the sidewalk.

CORRESPONDENCE**A.** Eight letters dated 5/18/15 were sent to owners who owed between \$10 and \$50 in delinquent assessments. The reason for these delinquencies was that the owners were paying the old assessment rate. All have brought their accounts current.

Correspondence (continued)

B. A letter dated 6/5/15 was sent to the owner at 17763 Bellechase advising that there was a bee hive in her wall that she needed to remove as soon as possible.

UNFINISHED BUSINESS

- A. **Clean Up of Property by Duplexes** – Ron Filson reported that we have cleaned up our area.
- B. **Condition of Streets** – Greg Kritzer reported that the contact from the Councilmember's office will be setting up a meeting to review our streets with the Board members.
- C. **Amend IDR Policy** - The Board approved the policy and published it in the last newsletter for owner input. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to adopt the amended IDR Policy to include the following statement, effective August 1, 2015: *“The owner may elect to have an attorney present at the IDR meeting so long as they give 5 days advance written notice to the Board so that the Association can also have their legal representative at the IDR meeting.”* Motion carried.
- D. **Amend Collection Policy** – The Board approved the policy and published it in the last newsletter for owner input. Discussion. A motion was duly made by Greg Kritzer and seconded by Ron Filson to adopt the amended Collection Policy to include the following statement, effective August 1, 2015: *“The cost incurred by the Association for any additional notices will be passed on to the homeowner.”* Motion carried.

NEW BUSINESS - None.

With no further business to be brought before the Board, the meeting adjourned at 5:27 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Aug. 13, 2015 at 4 p.m. at the EVCC.