

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

August 10, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, August 10, 2017 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 4:06 p.m. The Board will be meeting in Executive Session immediately following this meeting to discuss the landscape maintenance contract.

Directors present: Ron Filson, Dan Porter, Cathy Hughes, and John Mullin.

Directors absent: Mandy Richins.

Also present: Jordan Vause.

MINUTES OF PREVIOUS MEETINGS

The minutes from the meeting of 7/13/17 were reviewed and the following correction was noted: On page 1, under the "Member Participation", item "A", the last sentence should read, "The Board does not feel that the vents being proposed are in keeping with the aesthetics of the neighborhood."

A motion was duly made and seconded to approve the minutes from the regular Board meeting of 7/13/17 as corrected. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that the ARC met and 2 applications were reviewed. One was approved and the one at 17660 Tatia Ct. for an attic vent was denied. A reply letter will be sent to this owner explaining why it was denied and pointing out that there is a missing vent on the side of the house that could be installed.
- B.** Jordan Vause (17720 Rosedown) discussed the trespassing concerns in the culvert behind the homes on Rosedown. The Board is installing a "No Trespassing" sign at the top of the culvert, but Mr. Vause does not feel that this is enough. The Board will look at other options and discuss again next month.

COMMITTEE REPORTS:

- A. Landscape** – Ron Filson
- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list. There was some concern about the over watering. It was reported that additional watering was needed due to recent fertilization.
 - **Landscape Requests from Owners:** None.
 - **Water Report** – The report will be ready for next month.
- B. Finance** – Cathy Hughes
- **Financial Statement (7/31/17)** – The financial statement was reviewed and we are under budget by \$16,561.
 - **Delinquent Accounts** – There are no accounts that are over 60 days past due.
 - **Moving Funds from Morgan Stanley** – Still working on getting these funds moved.
 - **Begin Work on 2018 Budget** – The Board needs to begin working on the budget for approval at the October Board meeting.
- C. Home Inspections** - Mandy Richins was not present.
- The inspection forms are starting to come in.
- D. Newsletter** – The next newsletter will go out in October.
- E. Welcoming** – Mandy Richins was not present.
- F. Hardscape** – John Mullin
- **City Repairs to Street Lights** – The City has said about 4 to 6 weeks for the lightpoles.

Committee Reports (continued)

- **Status of Repair and Painting of Association Walls** – This work will begin in late August.
- **Bid to Paint Association Pony Walls and Metal Plates** – Tabled to the fall.
- **“No Trespassing” Sign for Rosedown** – Dan Porter reported that he has purchased the sign and will have Pro-Scape install it.

G. President’s Report – Ron Filson

- It was reported that there was an incident on Belle Helene with four men parking on this street and walking behind the homes on the west side of Rosedown one night with flash lights and returning with a package. The Police were notified.
- We have the 2018 contract with California Business Solutions for the accounting work. They are going up by \$20 per month. A motion was duly made and seconded to approve the contract for 2018 as submitted. Motion carried.

CORRESPONDENCE

- A.** A second letter dated 7/20/17 was sent to the owner at 17650 Tatia Ct. regarding the needed repairs to the outside stucco wall that faces the street. The owner was given 30 days to make the repairs.
- B.** A second letter dated 7/20/17 was sent to the owner at 11962 Corte Tezcucu regarding the needed repairs to the outside stucco wall that faces the street. The owner was given 30 days to make the repairs.
- C.** A second letter dated 7/20/17 was sent to the owner at 11956 Voisin Ct. regarding the needed repairs to the outside stucco wall that faces the street. The owner has submitted an application to the ARC for this work.
- D.** A letter dated 7/20/17 was sent to an owner regarding a delinquent account.
- E.** A reply letter dated 7/20/17 was sent the owner of 17720 Rosedown advising that the Board would be installing a “No Trespassing” sign along the culvert behind his home.
- F.** A reply letter dated 7/20/17 to the former owners of 18137 Chretien Ct. denying their request to have fines held in escrow returned to them.

UNFINISHED BUSINESS

- A. Letters to Owners RE: Wall Repairs** – The owner on Tatia and the owner on Corte Tezcucu have completed the repairs to their walls. John Mullins will follow up with the owner on Voisin.

NEW BUSINESS

- A. Insurance Quotes** – The total premiums from State Farm are \$6634, with the main policies coming up on 8/22. We have received a quote from Farmers Insurance for the same coverage with an annual premium of \$5187. Discussion. The Board asked to see a more detailed comparison of the two policies to be sure that the coverage is the same.

With no further business to be brought before the Board, the meeting adjourned at 5:09 p.m. and the Board went into Executive Session to discuss the landscape maintenance contract.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Sept. 14, 2017 at 4 p.m.

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

EXECUTIVE SESSION BOARD OF DIRECTORS MEETING
August 10, 2017

The Board of Directors of the Eastview Patio Homes II Association met in Executive Session immediately following their regular Board meeting on Thursday, August 10, 2017 at the Eastview Community Center. The purpose of the meeting was to discuss the landscape maintenance contract. It was determined that a quorum was present and the meeting was called to order by the President, Ron Filson at 5:10 p.m.

Directors present: Ron Filson, Dan Porter, Cathy Hughes, and John Mullin.

Directors absent: Mandy Richins.

BUSINESS

Ron Filson advised the Board that Pro-Scape is going out of business at the end of August. They will continue to provide us with service so that we can find another contractor that can take over as soon as possible. Mr. Filson is in the process of getting bids.

With no further business to be brought before the Board, the meeting adjourned at 5:25 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary