

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**August 13, 2015**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, August 13, 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, Greg Kritzer, Cathy Hughes, Ron Filson(arrived late), and Cilla Kersey.

**Directors absent:** None.

**Also present:** Cal Watson, Dan Porter, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cilla Kersey and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 7/16/15 as written. Motion carried. There was no meeting in June.

### MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that the ARC met on 8/11/15 and there were 6 applications from Patio II owners. One was tabled and one was denied.
- B.** Cal Watson (18129 Chretien) thanked the Board for the article in the newsletter on the parking problems and noted that the motorhome on his street has been moved. He wanted to know if the Board would enforce the violation of cars blocking the sidewalk. The Board asked owners in the newsletter to contact the Police if people are blocking the driveways. He also asked if the Association will be enforcing the garage regulations. They stated that if they are informed of a problem, then they will take action.
- C.** Dan Porter (17676 Tatia) noted that the landscapers, when they trim the bushes in the Common Area, are dinging the stucco on the outside of his wall. The Board will talk with the landscaper about this problem. He also had some questions about the Home Inspection of his home. He has put in an architectural application for painting his home and it has been approved, which will cover the issue with his windows. He does not have a side gate. This will be removed from his form. He painted his outside back wall 3 years ago the same color as his home. He does not feel he should have to repaint with another color since the color change was made after he did the work 3 years ago. The Board will review the wall and then let him know their decision. If it is simply a color change, then the Board will not require him to paint the wall at this time.

### COMMITTEE REPORTS:

#### **A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – Mr. Filson reviewed the punch list. The rabbits are a major problem and need to be addressed. A water main break was repaired.
- **Status of Water Conservation Measures** – The rotor head replacements continue. They continue to monitor water use. We have received a complaint from an owner in Westwood who feels we are allowing too much water to run down the gutters. Pro-Scape was advised about this complaint.
- **Landscape Requests:**
  - Barrios (18189 Chretien) – Asked to have the Pepper tree trimmed behind his home at his expense. We will get a bid for the trimming and let him know the amount.

Committee Reports (continued)

- Bright/DeYoung (17760 Rosedown) – Asked to have the area behind the property cleaned up and have the irrigation checked. Also asked about the health of the pine tree. Mr. Filson had the area cleaned up and checked the irrigation. The pine tree is not diseased.
  - Barbosa (17770 Rosedown) – Same as above.
  - In the future, the Board is asking for an accounting of all the extra work that is done by Pro-Scape each month so they can see the breakdown of the costs. Mr. Filson will provide a copy of that information.
  - **Bees in Wall at 17763 Bellechase** – Kay Agriesti reported that she has spoken to the owner. The owner wrote a letter stating that she is out of town and cannot get additional bids for the work at this time. Discussion. A letter will be sent advising that she only needs to take out the back section of the wall to access the bee hive. Also remind her of the liability if someone gets stung by those bees and has a reaction. She will be given Ms. Agriesti's number to contact.
  - **Plumbing Issues at 18093 Colonnades** – Kay Agriesti reported that an owner called about a sewer backup. The owner had a plumber out who scoped the line and cleaned out tree roots at her expense, even though it is in the Common Area. The problem returned a few days later. Ron Filson asked the plumber, for a fee of \$250, to scope all the lines to determine where the problem is and then mark it. Then we will have our landscaper dig up that area to figure out the problem.
  - **Fire Danger on Adjacent City Property** – Kay Agriesti reported that she has not contacted the City, but they will not address this issue.
  - **Review at Nursery by the Board** – The inspection was postponed and will be rescheduled.
  - **Water Report** – The water report will be ready next month for review.
- B. Finance** – Cathy Hughes
- **Financial Statement (7/31/1)** – The financial statement was reviewed and we are under budget by \$24,768. This is due to low water usage.
  - **Delinquent Accounts** – There are no accounts that are more than 60 days past due.
  - **Begin Work on 2016 Budget** – The Board will begin work on the 2016 budget.
  - Kay Agriesti has met with Union Bank and the only names of the current Board members are listed on the bank signature card.
- C. Home Inspections** – Kay Agriesti
- **2015 Home Inspections** – We have received some signed forms and some phone calls with questions on the reports. There are several people asking for extensions. After 9/1 we will send out a letter to those who have not responded.
- D. Newsletter** – Cilla Kersey reported that the newsletter was sent out last month. The Board complimented Ms. Kersey on the newsletter.
- E. Welcoming** – Cilla Kersey reported that she welcomed 5 new owners.
- F. Hardscape** – Greg Kritzer
- **Painting Rusting Electrical Boxes** – Mr. Kritzer is working with the Boy Scouts to have them do the work.
  - **City Repairs to Street Lights** – Still have 3 that have not been done. Still following up with the City.
- G. President's Report** – Kay Agriesti
- A letter will be sent to the owner at 12017 Versailles asking the owner to trim the 3 Palm trees in back yard. A complaint was received from a neighbor.

Committee Reports (continued)

- We have had complaints about garage storage at 18137 Chretien and 17730 Rosedown. Letters will be sent to these owners giving them 45 days to clean out their garages and then have them inspected by the Board.

**CORRESPONDENCE**

- A. A letter dated 7/20/15 was sent to the owners at 18103 Colonnades granting them a time extension until 11/1/15 to complete the work on their Home Inspection.
- B. A letter dated 7/20/15 was sent to the owners at 17621 Parlange noting that the new chimney cap at their property needs to be painted to match the stucco color. They have 45 days to do this work.
- C. A letter dated 7/20/15 was sent to the owner of 17763 Bellechase giving them a second notice on the need to remove the bee hive from their wall. They were asked to have this work done by 8/5/15. A reply letter was sent stating that the first notice was sent to the previous owner. She met with Kay Agriesti in early July about the situation. The owner is trying to have the previous owner address the issue. She has a bid of \$2400 to remove the bee hive, but she is away and cannot follow up on this matter. She did spray the hive.
- D. Received a change of address notification from the owner of 17705 Rosedown.

**UNFINISHED BUSINESS**

- A. **Condition of Streets** – Greg Kritzer reported that we will be meeting with the City representatives on 9/15 to show them the worse streets.

**NEW BUSINESS**

- A. **Insurance Renewal (8/22/15)** – The insurance policy with State Farm will renew on 8/22/15. The premium this year is \$5173. Last year's premium was \$5125.

With no further business to be brought before the Board, the meeting adjourned at 5:11 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, Sept. 10, 2015 at 4 p.m. at the EVCC.**