

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

August 14, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, August 14, 2014 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, Helen Beaumont, and Ron Filson.

Directors absent: Cathy Hughes.

Also present: Dan Barrios, Barbara Leos, Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the minutes from the regular Board meeting of 7/10/14 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that there were 6 ARC applications since the last meeting, with 5 of them being approved (17621 Parlange, 17691 Devereux, 12005 Tretagnier, 17790 Rosedown, and 17680 Tatia). The one that was tabled (17720 Rosedown) was to replace 5 windows. These are using frosted glass with a different color frame. The ARC wants to review them before they make a determination.
- B.** Barbara Leos (17625 Parlange) was here to address the issue of the broken water line to her home and the Board's request to reimburse the Association \$200 for the repairs the Association made. She stated that there was a water leak a year ago in that line that she had repaired and it was roots from an Association tree that caused the problem. She does not feel she should pay for these repairs. Ron Filson stated that Pro-Scape took photos of the excavation and no tree roots were in the area of this water break. Discussion. The Board thanked Mrs. Leos for attending.
- C.** Dan Barrios (18189 Chretien) addressed the Board with a request to remove a tree that is blocking his view. He previously wrote to the Board and asked for the tree to be removed. He was advised that it would be trimmed; which it was. However, it took 4 to 5 months for it to grow back to where it is again blocking his view. The neighbors have also agreed to ask for the removal of this tree. Mr. Barrios is willing to pay for the cost of the removal. The Board will discuss this later and advise him of their decision.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report/Punch List Items** – The items on the punch list were reviewed. The front lawn renovations continue. New color is being installed at the monument areas.
- There is a new bee hive in the front wall at 17763 Bellechase. A letter will be sent to the owner asking them to address this problem.
- Any tree that has branches that are too close to homes need to be trimmed back. We addressed a tree at 18129 Chretien that had branches touching the house.
- We have been having a problem getting the contractor out to address the rabbit issue. Pro-Scape kept calling them and they finally came out and addressed the problem. However, we still have not received a report back on the count. We may need to find another contractor. There is also a City approved means of poisoning the rabbits using a bait station. Pro-Scape will get some cost estimates from another contractor.

Committee Reports (continued)

- On the August walk through they determined a location to experiment with the new MP rotator irrigation heads.
- Next walk through will be on Tretagnier, Versailles and Bellechase.
- There is a problem with nut grass growing up on the slopes and in the lawns. Pro-Scape contacted a contractor to address this issue. To spot treat the areas would be around \$3000. They guarantee the treatment. Discussion. This might have to be a regular spraying for the next few years. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve up to \$3000 for the treatment of the nut grass. Motion carried.
- Helen Beaumont noted water running down the street at Voisin. Pro-Scape will check on this.
- There was concern about the workers going on the steep ice plant slopes to do work. It was suggested that the workers be tied off when on the really steep slopes. Pro-Scape will look into this idea. Also, they should not let the bushes become too tall on these slopes as they are more difficult to trim.
- **Water Main Repair at 17625 Parlange (Owner billed \$200)** – The owner was present and gave the Board a letter objecting to the charge. The Board rejected her appeal based on the photos Pro-Scape has that show no tree roots near the location of the break in her water line. A reply letter will be sent.
- **Tree Removal Requests from Owners:**
 - 12077 Tretagnier – The owner has agreed to pay \$1000 for the removal of 2 large pine trees behind his home if the Association removes 2 smaller pine trees on the slope. Discussion. A motion was duly made by Kay Agriesti and seconded by Helen Beaumont to refuse his conditions and return his check. The smaller trees will be reviewed by the Board in the fall. Motion carried with Kay Agriesti opposed.
 - 18189 Chretien – The owner was here and asked for the removal of a Pepper tree in the Common Area, at his expense, that is blocking his view. Ron Filson stated that the neighbors below do not want this tree removed. Discussion. A motion was duly made by Helen Beaumont and seconded by Kay Agriesti to allow this owner to pay for the removal of this tree. Discussion. A motion was duly made by Greg Kritzer and seconded by Ron Filson to table this action so that the Board members can talk to the owners on the street below, Colonnades, and discuss next month. Motion carried. A letter will be sent to this owner.
 - On the Tretagnier slope there is a leaning tree. It should be removed. There are some volunteer Pepper trees growing up in the Pines. We have a bid to remove the 2 Pepper trees and the tree that is leaning for \$1300. Discussion. A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve up to \$1300 for removal of these 3 trees. Motion carried.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – Tabled to fall.
- Landscape Request was received to add 3 plants behind the wall at 17680 Tatia. The Board denied the request. This owner put rock in the Common Areas and wants to put rock under all the bushes in the Common Area. The Board denied the request. Mr. Filson will advise the owner.
- **Water Report** – No report this month.

Committee Reports (continued)**B. Finance** – Cathy Hughes was not present.

- **Financial Statement (7/31/14)** – The financial statement ending 7/31/14 was reviewed and approved. We are over budget on operating expenses year-to-date by \$4043. This is mostly due to the tree trimming work that was paid out at the beginning of the year, but was expensed out in the budget over 12 months. This will catch up by year-end. The other major item is water. We are about \$5400 over budget year-to-date on water.
- **Delinquent Accounts** – There are 2 owners delinquent by 30 days each.
- **Begin Work on 2015 Budget** – A budget worksheet was sent to the Board members in order to begin work on the 2015 budget. This needs to be approved at the October Board meeting.
- Final payment was received from SureFire Recovery on a Small Claims Court judgment. The form to release the judgment will be sent to the court.
- We have a renewal contract with California Business Solutions (CBS), effective 10/31/14, with a 3% increase for the accounting contract to \$720 per month. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve this new contract with CBS. Motion carried.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Of the 39 Home Inspection Reports mailed out, 20 have been signed and returned. A re-inspection of all 39 properties was done and follow up letters will be sent out giving owners until 9/8/14 to complete the requested work.

D. Newsletter – Helen Beaumont reported that the newsletter was sent out.**E. Welcoming** – Helen Beaumont did not welcome any new owners.**F. Hardscape** – Greg Kritzer

- **Repairs by City to Broken Curb** – The City has not made any repairs.
- **Bids for Repairs to Pony Walls** - \$1130 for this work was the bid. But we decided since then to repaint the entire wall the same color. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve up to \$1500 for the repair and painting of these walls. Motion carried.

G. President's Report – Kay Agriesti

- **Arborist** – The Board would like to meet with the arborist prior to the September Board meeting. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve up to \$500 to have the arborist out to meet with the Board. Motion carried.

CORRESPONDENCE

- A letter dated 7/16/14 was sent to the owner at 17631 Parlange in reply to his letter. He was advised that he did not have to paint his front stucco wall as requested in the Home Inspection form.
- A letter dated 7/16/14 was sent to the owner at 17625 Parlange advising that emergency repairs to the main water line to their home had to be made and we paid \$200 for the repair. They were asked to reimburse the Association for this amount by 8/15/14.
- A letter dated 7/16/14 was sent to the owner at 17676 Tatia regarding the window trim on this house that was painted an unapproved color by a previous owner. The Board advised that the trim would have to be repainted an approved color when the 2015 Home Inspections are done.

Correspondence (continued)

- D. A letter dated 7/16/14 was sent to the owner at 17792 Bellechase in reply to her letter requesting reimbursement for damage to her back wall. She was advised that the Board had denied her request.
- E. A letter dated 8/1/14 was received from the owner at 18129 Chretien about trimming an Association tree that is overhanging their home and touching the roof. The letter was forwarded to Ron Filson who had the tree trimmed. A thank you letter dated 8/6/14 was received from the owner.
- F. A letter dated 8/11/14 was received from the owners at 17790 Rosedown asking to be advised if their front yard tree is slated for removal. Ron Filson talked with this owner and their tree is not being considered for removal.

UNFINISHED BUSINESS

- A. **Letter from Community Center Board on ARC Control Over Common Areas** – Kay Agriesti reported she got a letter from our attorney that was forwarded to the Eastview Community Center Board. It appears that we are required to work with them on work this Board does in the Common Areas.
- B. **Use of Drought Tolerant Plants on Slopes** – Tabled.
- C. **Surveyor for Parlange** – Tabled.

NEW BUSINESS

- A. **Possible Garage Violation at 17639 Parlange** – The Board has viewed that the garage is full of stored items. A letter will be sent giving the owner 30 days to clean out the garage and then contact the Board for an inspection.
- B. **Possible Front Yard Tree Removals from 2014 Inspections** – Ron Filson reported there are 5 trees that need to be removed since the roots will cause damage to the surrounding concrete. We will talk to the homeowners in advance to let them know the reason for the removals. Discussion. The owner at 17720 Devereux asked about saving a tree and installing a root barrier. The Board decided to table action on this tree to find out if a root barrier could be used and the cost (which would be passed on to this owner). After the trees are removed, we need to make repairs to the concrete. We have a bid of \$1600 to do the 5 trees. For the 4 trees we should be able to do for up to \$1200. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve up to \$1200 for the removal of 4 trees. Motion carried.
- C. **Community Center Phone Directory and Board Information** – The 2014 Directory is coming out and the Center wants to include the phone numbers of all the Board members. The Board does not want to include their phone numbers on the list of Board members. Kay Agriesti agreed to have her number included.

With no further business to be brought before the Board, the meeting adjourned at 5:57 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: **Thursday, Sept. 11, 2014 at 4 p.m.**