

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

August 18, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, August 18, 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 4:01 p.m.

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

Directors absent:

Also present: Arlene Rhyan, Bruce Geernaert, Garry & Teri Denlinger, Jay Helms (Pro-Scape), and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cilla Kersey and seconded by Cathy Hughes to approve the minutes from the regular Board meeting of 7/14/16 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that the ARC met on 8/9/16 and there were 2 applications for Patio II owners that were approved (rain gutters, and painting of house & wood repair).
- B.** Arlene Rhyan asked what the Board determined after her presentation at the last meeting. The Board stated that this Board does not have jurisdiction over the trellis that her neighbor installed. The Board did inspect the neighbor's plantings in the easement area and none are in violation of the CC&Rs at this time.
Bruce Geernaert stated that he wants to be a good neighbor.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. Some items have to be addressed immediately. They will patch the lawn areas with sod when it cools. Another application of Moisture Manager was applied to the lawns. The rabbits are still an issue and we are trapping them. There is a tree root at 17650 Tatia that is damaging the wall. We may end up having to remove this tree, but we will start with tree root surgery. Will have the arborist review this tree.
- **Red Apple Issues** – Bare areas on slopes will be filled in.
- **Purchase of Additional MP Rotator Heads** – The cost to change out the lawn heads on Rosedown with MP Rotator heads will be about \$1700 to replace these heads. Discussion. A motion was duly made by Greg Kritzer and seconded by Cathy Hughes to approve up to \$1700 for the MP Rotator heads for Rosedown. Motion carried.
- There is a pine tree by 17780 Rosedown that looks bad. We will have the arborist review this tree when he comes out in the next couple of months.
- **Landscape Requests from Owners:** None.
- **Water Report** – The report will be ready next month.

B. Finance – Cathy Hughes

- **Financial Statement (7/31/16)** – The financial statement was reviewed and we are under budget by \$43,959. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.

Committee Reports (continued)

- **Begin Work on 2017 Budget and Reserve Study** – Preliminary budget figures were given to the Board to review. The budget and Reserve Study need to be approved at the October meeting. The Board will schedule a special meeting to review the budget and reserves.
- C. Home Inspections** – Cilla Kersey
- **2016 Home Inspections** – Owners have until 9/1/16 to complete the requested work. To date we have received back 12 signed inspection sheets and have approved 3 extensions (two of them to 10/1 and one to 11/1). There are still 24 owners that have not yet responded. Re-inspection will be done after 9/1 and follow up letters will be sent.
- D. Newsletter** – Cilla Kersey reported that newsletter went out last month.
- E. Welcoming** – Mandy Richins has not welcomed any new owners.
- F. Hardscape** – Greg Kritzer
- **Painting of Meter Boxes and Mailboxes** – The contractor still has not done the mailboxes. He is promising to do these on Monday. The Board will get another bid on the meter boxes since this contractor is not very reliable.
 - **Status of Wall Repairs behind Bellechase/Devereux** – This work was tabled.
 - **City Repairs to Street Lights, Sidewalk, and Streets** – No work has been done.
 - **Inspection of All Common Area Walls** – This was done and we will be getting a bid for repairs and painting of the walls.
- G. President's Report** – Ron Filson
- There have been more reports of pipes between the meters and the houses that are breaking. These are the responsibility of the individual owners. This will be put in the next newsletter.
 - The tenant at 18137 Chretien is now parking his cars around the neighborhood.
 - It was noted that there are garage violations at the following addresses: 12091 Tretagnier and 17752 Bellechase. Letters will be sent to these owners.

CORRESPONDENCE

- A.** A letter dated 7/19/16 was sent to the owner of 17666 Tatia regarding garage violations, trash bags on driveway and party decorations allowed to remain up on the patio. They were asked to remove the trash bags and decorations immediately and given 45 days to correct the garage violations.
- B.** A letter dated 7/19/16 was sent to the owner at 17764 Bellechase giving him the conditions by which the Board will allow him to run drain lines from his back yard, under the Common Area slope, and out through the street curb below.
- C.** A Second Notice letter dated 7/19/16 was sent to the owner at 18153 Chretien regarding the need to repaint his garage door. The work was to be done by 8/10.
- D.** A Second Notice letter dated 7/19/16 was sent to the owner at 11964 Voisin regarding the pot on the driveway with the dead plant that needs to be removed. The work was to be done by 8/5/16.
- E.** A Notice of Fine letter dated 7/19/16 was sent to the owner of 18137 Chretien again fining him for garage violations. He now owes \$1400 in fines.
- F.** A letter dated 8/2/16 was sent from our attorney to the owners of 18137 Chretien offering Alternative Dispute Resolution regarding their garage violations. They have 30 days to reply.

Correspondence (continued)

- G. A letter dated 8/5/16 was received from an owner on Colonnades regarding a vehicle that was towed and left on their street. No one on the street claims it's their vehicle. Ron Filson called the Police and the vehicle was towed away.
- H. The Board members received a letter dated 8/12/16 from the owner of 17661 Devereux after reading the minutes regarding the issue between him and his neighbor. He feels that the Board made false statements in those minutes about the issue and asked that the harassment cease.

UNFINISHED BUSINESS

- A. **Garage Violation at 18137 Chretien** – The owner now owes \$1400 in fines. The tenant presented a notarized letter earlier from the owner stating that the tenant is authorized to attend the meetings and represent him to the Board. Until this letter is reviewed by our attorney, the tenant will not be allowed to attend the meetings. The Board authorized our attorney to send a letter to the owners offering Alternative Dispute Resolution (ADR). They have until 9/2/16 to reply. The Board will wait on any further fines until after the deadline for the ADR passes.
- B. **Dead Plant in Pot at 11964 Voisin** – Plant and pot are gone.
- C. **Painting of Garage Door at 18153 Chretien** – The garage door was not painted. The owner will be asked to the next meeting for possible fines.
- D. **Garage Violation at 17755 Devereux** – This has been resolved.
- E. **Update of Bylaws and CC&Rs** – The attorney gave us the revised documents today for review. The Board will review the documents and then meet with the attorney to discuss further.
- F. **Drainage at 17764 Bellechase** – Pro-Scape has given this owner a bid. We are waiting for the owner to return the signed agreement form to the conditions allowing him to have drains installed across the Common Area slope and out to the street below.
- G. **Trash Bags, Garage Violation, and Decorations on Patio at 17666 Tatia** – These items have been addressed by the owner.

NEW BUSINESS

- A. **Dispute Between Neighbors at 17665 and 17661 Devereux** – This was addressed under Member Participation. Since both parties were present, no letter will be sent. This matter is between the two owners and this Board will take no action.

With no further business to be brought before the Board, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, September 8, 2016 at 4 p.m. at the EVCC.