

**EASTVIEW
PATIO HOMES II
CORPORATION**



**RANCHO BERNARDO
CALIFORNIA**

<http://eastviewrb.com/patio2.html>

**BOARD OF DIRECTORS¹
MEETING MINUTES
August 9, 2018**

I. CALL TO ORDER

- A.** President Ron Filson called the Board meeting to order at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA. A quorum was present.

II. ROLL CALL

- A.** Board Members Present:

President	Ron Filson	March 2020
Vice President/CFO	John Mullin	March 2019
Secretary	Mandy Richins	March 2020
Director	Dan Porter	March 2019
Director	George Gigliotti	March 2020

- B.** Others Present:

Meeting Recorder	Victoria Cohen Consulting, Agent for Association (AFA)
Homeowners	4

III. HOMEOWNERS FORUM

- A.** Homeowner forum was held from 4:00 p.m. to 4:09 p.m.
B. Homeowner forum was reopened from 4:11 p.m. to 4:20 p.m.

IV. APPROVAL OF MINUTES

- A.** **MSUC² to: Approve** the Open session meeting minutes for July 12, 2018, as submitted.

V. EXECUTIVE SESSION DISCLOSURE

- A.** Executive session was held on July 12, 2018 to review a homeowner violation.

VI. REPORTS

- A.** President's Report – Ron Filson

- 1. Graffiti:** Ron Filson reported that graffiti was painted onto walls, curbs, and cable boxes. A police report was filed; other communities were hit; graffiti division from the City was contacted and they came promptly to remove the graffiti.
- 2. Water Line Breaks:** There are a rising number of water main breaks that run from meter to home. Those areas must be excavated immediately to determine the source of leak. Homeowners should access the [Plumbing Authorization](#) form from the Eastview Community Center or online at <http://eastviewrb.com/patio2.html>
- 3. Neighborhood Watch:** Ron distributed a bulletin from the Neighborhood Watch leader and discussed getting new Neighborhood Watch signs.

- B.** Architectural – Ron Filson

- 1.** Architectural committee meets next Tuesday. A lot of renovations are taking place at this time and a lot of construction vehicles throughout the community.

¹ California Corporations Entity number C1295309 EASTVIEW P.H. II CORPORATION

² MSUC = Moved, Seconded, Unanimously Carried

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- C. Financial Report– John Mullin
1. Balance Sheets as of July 31, 2018:
 - Operating \$82,408
 - Reserves \$74,643
 2. Reserve Study 2018
 - (a) **It was moved to Approve** the Reserve Study for July 18, 2018 as presented, for inclusion in the Annual Disclosure Policy mailing in October 2018. **Motion carried.**
 4. Lien Account 384010 APN 272-730-11-09
 - (a) **It was moved to Approve** to direct Jeff Simon of California Business Solutions (CBS) to send the delinquency summary report to the homeowner indicating that the account must be paid in full within 30 days or Association Legal Counsel will proceed with a lien against APN 272-730-11-09. **Motion carried.**
 - (b) **It was moved to Approve** to direct Association Legal Counsel to proceed with a Lien against APN 272-730-11-09 upon notification by Jeff Simon of California Business Solutions or AFA that the payment was not been received within the specified time. **Motion carried.**
 5. Lien Account 800339 APN 272-650-10-13
 - (a) **It was moved to Approve** to direct Jeff Simon of California Business Solutions (CBS) to send the delinquency summary report to the homeowner indicating that the account must be paid in full within 30 days or Association Legal Counsel will proceed with a lien against APN 272-650-10-13 **Motion carried.**
 - (b) **It was moved to Approve** to direct Association Legal Counsel to proceed with a Lien against APN 272-650-10-13 upon notification by Jeff Simon of California Business Solutions or AFA that the payment was not been received within the specified time. **Motion carried.**
 6. General Liability Insurance
 - (a) **It was moved to Approve** renewal of master general liability insurance with State Farm in the amount of \$5,261. **Motion carried.**
- D. Landscape – Dan Porter
1. Walkthrough report for August 2, 2018.
 - (a) Dan indicated the owner of the landscape company has taken over the account; Eduardo will continue to supervise the crew; crew remains the same. Agapanthus are not looking good; the healthy Agapanthus will remain, and the unhealthy are being removed. The landscapers are removing pine needles from slope; ensuring trees are trimmed away from the rooftops; ensuring bushes in front of walls are trimmed; checking bait traps; checking the irrigation system; trimming some trees; removed a dead tree; removing weeds.
 2. Homeowner Requests
 - (a) Received five (5) homeowner requests concerning weed growth, tree trimming, weeds on slope to golf course and irrigation, dense growth blocking sprinklers on slope, defensible space behind a home.
 - (b) Dan indicated that the Fire Marshal came to the property this year to review the defensible space and indicated that the Board has done an excellent job of having the defensible space properly maintained.
 - (c) **Board directed AFA** to place letters drafted by Dan Porter onto association letterhead and mailed to two homeowners.
 3. Water usage report
 - (a) Water usage has increased with the hot weather.
- E. Hardscape – George Gigliotti
1. Update on the bids for the needed maintenance to the common area stucco walls.
 2. George provided a proposal from Certa Pro for painting of the stucco of walls, at approximately \$17,000. Awaiting additional bids. President requested the treasurer and George meet to discuss the details of his proposal and suggestions for funding.
- F. Annual Home Inspection – Mandy Richins
1. 17667 Belle Helene – form received
 2. 18169 Chretien Court – form received

- G. Welcome New Homeowners – Mandy Richins
 - 1. No update.
- H. Mass Mailing – Victoria Cohen
 - 1. Newsletter and Annual Notice of Homeowner Information was mailed and should arrive on Friday.

VII. UNFINISHED BUSINESS (items carried over from prior meeting)

- A. Garage Parking Policy – Board Vote
 - 1. Correspondence – Garage Parking Policy
 - (a) Board reviewed written correspondence received concerning the parking policy.
 - (b) Several of the homeowners present at this meeting asked questions about the parking policy for clarification.
 - 2. **It was moved to Approve** the Garage Parking Policy clarification of the CC&R as drafted by association legal counsel. **Motion carried.** (George Opposed)
 - 3. **Board directed AFA** to prepare a letter indicating the policy has been approved and to have the policy posted at the Eastview Community Center.

VIII. NEW BUSINESS (first time on agenda)

- A. Victoria Cohen Consulting Contract Amendment – Agent for Association (AFA)
 - 1. Billing Quarterly for Newsletter versus monthly
 - (a) AFA requested to modify the contract to change the method the billing for the newsletter.
 - (b) **Board directed AFA** to amend the contract for services by reducing the monthly hours from 5 hours to 4 hours, and to bill for the newsletters at 3 hours in August 2018, October 2018, and January 2019.
 - (c) **Board directed AFA** to amend the contract and change from *termination without prior notice* to a *termination notice of 30 days*.
 - (d) **Board directed AFA** to place onto next month's agenda.

IX. NEXT MEETING DATE

- A. The next Board meeting is scheduled for September 13, 2018 at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA.

X. ADJOURNMENT

- A. There being no further business the meeting was adjourned at 5:26 p.m.

SECRETARY



DATE

