

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

## BOARD OF DIRECTORS MEETING

**September 10, 2015**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, September 10, 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 4:01 p.m.

**Directors present:** Kay Agriesti, Greg Kritzer, and Ron Filson.

**Directors absent:** Cilla Kersey and Cathy Hughes.

**Also present:** Malcolm Allan, Anthony Ekperying, Jay Helms, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 8/13/15 as written. Motion carried.

### MEMBER PARTICIPATION

**A. ARC Report** – Ron Filson reported that there was no ARC meeting.

**B.** Anthony Ekperying (17660 Tatia) asked which wall he has to paint behind his home per the Home Inspection Report. The Board will look at it today and let him know.

### COMMITTEE REPORTS:

**A. Landscape** – Ron Filson

- **Walk Through/Punch List Items** – A walk through was done yesterday. We have found a contractor to do the rabbit control work and we are working to get this scheduled. Discussion. Will be doing spot treatment for the nut grass. We are working to make sure that we do not lose any trees or bushes during the drought. Mr. Filson called the arborist to schedule a meeting with him in late September.
- **Status of Water Conservation Measures** – There is a resident of Westwood that notified the Board about irrigation problems along Escala where water was going over the curb when irrigating. Pro-Scape is installing check valves on about 70 heads to correct the problem. The rotor installations continue on Escala, which is almost done. The rotor heads will be installed on Tretagnier next. It is recommended that we do one additional treatment of the “Moisture Manager” on the lawns. Discussion. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve a second application of “Moisture Manager” on all turf areas for \$800. Motion carried. We are getting a bid to remove the small turf area along Devereux, between Tretagnier and Rosedown, and replace it with drought tolerant plantings.
- **Landscape Requests:**
  - 18189 Chretien – Request to trim a Pepper tree. We had a bid of \$250 to trim this tree. The owner sent in a check to pay for this work.
  - 18159 Colonnades – Owner asked to pay for trimming of a Pepper tree. We had a bid of \$250 to trim the tree. The owner sent in a check to pay for this work.
  - 11986 Corte Tezcuco – Requesting the Association to trim Pepper and Aleppo Pine trees. We will look at several trees to trim after the 1<sup>st</sup> of the year on the slopes.
- **Bees in Wall at 17763 Bellechase** – Kay Agriesti reported that she understands that the bees have been removed. She will check to see if the wall repairs were done.

Committee Reports (continued)

- **Plumbing Issues at 18093 Colonnades** – The plumbing work has been done. We paid to have a camera go down and review the water line. Pro-Scape dug up the area and found a lot of boulders and tree roots that damaged the line. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to pay Pro-Scape an additional \$300 for the work they did in this area. Motion carried.
  - **Review at Nursery by the Board** – Delayed due to the heat.
  - **Water Report** – The water report was reviewed. We have cut our water use by almost 50% over the previous year and we are under budget by about \$40,000.
- B. Finance** – Cathy Hughes was not present.
- **Financial Statement (8/31/15)** – The financial statement was reviewed and we are under budget by \$39,400. This is due to low water usage.
  - **Delinquent Accounts** – There are no accounts that are more than 60 days past due.
  - **Work on 2016 Budget** – The budget has to be approved at the next meeting.
- C. Home Inspections** – Kay Agriesti
- **2015 Home Inspections** – Follow up letters were sent to 19 owners who have not either returned their signed forms or contacted Ms. Agriesti for an extension. They have until 10/8/15 to reply. We received 2 more returned forms today. So there are 17 that have not turned in their reports.
- D. Newsletter** – Cilla Kersey was not present. The next newsletter will go out in October with the 2016 budget. Problem with speeders needs to be addressed in the newsletter.
- E. Welcoming** – Cilla Kersey was not present.
- F. Hardscape** – Greg Kritzer
- **Painting Rusting Electrical Boxes** – Still working to schedule the Boy Scouts to do this work. We may include a few other boxes that look bad. Discussion.
  - **City Repairs to Street Lights** – Now there are 4 that still need to be done. Still following up with the City.
  - Will look at the Common Areas walls after the winter season to see what work needs to be done.
- G. President's Report** – Kay Agriesti
- There was a vehicle parked on Corte Tezcuco for 18 months that has been removed after the City came out. There was another vehicle parked on Tretagnier for several months that was removed after the City came out.
  - The recording secretary submitted an addendum to her contract increasing the hourly rate from \$32 to \$34 per hour, effective 1/1/16. There has not been an increase in 2 years. A motion was duly made by Kay Agriesti and seconded by Ron Filson to approve the addendum to the secretarial contract increasing the hourly rate to \$34 per hour effective 1/1/16. Motion carried.
  - California Business Solutions (CBS) has proposed an increase in their monthly contract from \$720 to \$740, effective 1/1/16. A motion was duly made by Kay Agriesti and seconded by Ron Filson to approve the increase from CBS to \$740, effective 1/1/16. Motion carried.

**CORRESPONDENCE**

- A.** Letters dated 8/18/15 were sent to the owners at 17730 Rosedown and 18137 Chretien regarding possible CC&R violations involving storage in the garage. The owners were given 45 days to comply.

Correspondence (continued)

- B. A letter dated 8/18/15 was sent to the owners at 12017 Versailles asking that they trim the 3 Palm trees in the back yard within 45 days.
- C. A letter dated 8/18/15 was sent to the owner at 17676 Tatia thanking him for attending the Board meeting and confirming the changes to the Home Inspection Report he requested.
- D. A letter dated 8/18/15 was sent to the owner of 17763 Bellechase again asking her to remove the bee hive from her wall.

**UNFINISHED BUSINESS**

- A. **Condition of Streets** – Greg Kritzer reported that the City representatives will be here on 9/15/15 to walk the streets and then address the Board members throughout Eastview. The Board will take them to the worse streets to view. Discussion.
- B. **Trimming of Palm Trees in Backyard at 12017 Versailles** – The work has been done.
- C. **Garage Violations at 17730 Rosedown and 18137 Chretien** – The owners have until October 8, 2015 to comply.

**NEW BUSINESS** - None.

With no further business to be brought before the Board, the meeting adjourned at 5:07 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, Oct. 8, 2015 at 4 p.m. at the EVCC.**