

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

September 8, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, September 8, 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 4:00 p.m.

Directors present: Ron Filson, Greg Kritzer, Cathy Hughes, and Mandy Richins.

Directors absent: Cilla Kersey.

Also present: George Stringfellow, Chuck & Ede Radloff, David Hebert, Jay Helms (Pro-Scape), and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 8/18/16 as written. Motion carried.

MEMBER PARTICIPATION

- A. Disciplinary Hearing on Painting of Garage Door at 18153 Chretien – The owner of this home received two notices asking him to paint his garage door. When the work was still not done he was asked to attend this hearing to show cause why the Board should not fine him. The owner did not attend the meeting or respond with a letter.
- B. Chuck Radloff (12077 Tretagnier) addressed the Board and said that his painting work has been completed per the Home Inspection report. He asked that the Board review the front lawn at his home. Ron Filson stated that the warm weather has taken a toll on our property. Pro-Scape will be reviewing all the lawns to re-sod those areas that are in bad shape. This will be done when the weather cools.
- C. George Stringfellow (17764 Bellechase) addressed the Board regarding the drain that he would like to install down the slope through the curb below. He claims he did not receive the letter the Board sent him on 7/19/16 with the conditions for approval and the Board had Pro-Scape submit a bid to him for this work. He started the work on the slope without the written approval and using an unlicensed contractor. He stopped the work when advised by the Board President that he did not have authorization to use an unlicensed contractor on the Common Area property. He submitted a letter to the Board and asked that he be permitted to hire a licensed contractor to do this work. He will provide an insurance rider on his homeowner policy to cover the Association during this work. The Board discussed the presentation. Ron Filson stated that we spoke with our attorney and the Board is authorized to allow an owner to get competitive bids from a licensed and insured contractor. The specifications and bids would have to be submitted and approved by the Board before any work will be authorized. The Board thanked him for his presentation.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- Walk Through/Punch List Items – The punch list was reviewed. Jay Helms of Pro-Scape said that he can hire two additional men to clean up the Red Apple in the next few weeks (removal of dead material and plugging the slope with cuttings) for an additional \$3000 every two weeks. The crew is down a man and they need to try and address these issues without hiring any additional workers. They will be patching the bad turf areas in the next few weeks and will hand water those areas to keep them

Committee Reports (continued)

growing after the sod is installed. Pro-Scape continues to use the traps to trap the rabbits. They continue to put the poison in the bait stations for the rats. The Board authorized an additional 5 bait stations for the rats.

- **Purchase of Additional MP Rotator Heads** – Pro-Scape has purchased the new MP Rotator heads and the irrigation specialist is doing the installation on Rosedown. They are finding numerous heads that are buried in the bushes and have to be modified in order to install the new heads. They are about one-third complete.
- **Landscape Requests from Owners:** None.
- **Water Report** – The report for the past two months shows that our water use went up, along with the cost of the water. Some of this was due to the fact that the City lifted the water restrictions and we are now watering three times a week. However, we used less water than the same time period last year.

B. Finance – Cathy Hughes

- **Financial Statement (8/31/16)** – The financial statement was reviewed and we are under budget by \$32,200. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- **Contract with California Business Solutions (CBS)** – Their new contract will increase \$20 per month, effective January 1, 2017. The Board approved the amount and will put this figure into the 2017 budget.
- **Work on 2017 Budget and Reserve Study** – The Board will set up a meeting to review the figures.
- **Account at Morgan Stanley** – Morgan Stanley is requiring a lot of personal information now from the Board members for the account, which the Board members are objecting to. The Board is considering moving the funds from Morgan Stanley to a bank. Ms. Hughes will research this matter further.

C. Home Inspections – Cilla Kersey was not present.

- **2016 Home Inspections** – A re-inspection was done on 9/2/16 and 10 follow up letters were sent out to owners who have either not completed their work or done any of the work that was requested. They were given until 10/5/16 to complete the work.

D. Newsletter – The next newsletter will go out in October with the budget. We will include the opt-out form for the coupon books.**E. Welcoming** – Mandy Richins welcomed one new owner.**F. Hardscape** – Greg Kritzer

- **Painting of Meter Boxes and Mailboxes** – The contractor repaired the mailboxes. We are getting a bid for painting the meter boxes, electrical boxes and manhole covers at the same time as the Common Area walls are painted.
- **Status of Wall Repairs behind Bellechase/Devereux** – This work will be added to the other bid for the painting of the walls.
- **City Repairs to Street Lights, Sidewalk, and Streets** – No work has been done.
- **Bids for Repairs/Painting of Common Area Walls** – We walked with a contractor and we are awaiting the bid. Discussion.

G. President's Report – Ron Filson

- The Neighborhood Watch program is still looking for block captains.
- Discussion on if we need to have the arborist out to review the trees this year. It was decided not to have the arborist out this year since he has been out the last 3 years.

CORRESPONDENCE

- A. Several letters were exchanged between the Association and some owners regarding the Home Inspections.
- B. A thank you note was received from an owner for the Board's assistance with an abandoned vehicle on the street.
- C. Letters dated 8/23/16 were sent to the owners of 12091 Tretagnier and 17752 Bellechase Cr. regarding garage violations. The owners were given 45 days to comply.
- D. A letter dated 8/23/16 was sent to the owner of 18137 Chretien Ct. in response to his letter authorizing his tenant to represent him at the Board meetings and to obtain copies of the minutes. He was advised that State law does not allow a non-owner to attend Board meetings. He was given direction on how to view the minutes or to receive copies. He was also advised that he is not entitled to see any complaint letters received regarding his tenant.
- E. A Notice of Hearing dated 8/23/16 was sent to the owner of 18153 Chretien Ct. regarding the Board's request from June to paint his garage door. The owner was asked to attend the 9/8/16 Board meeting for his hearing. The door has not been painted. Discussion. The Board will send another letter by certified mail to ensure that the owner is getting the information.

UNFINISHED BUSINESS

- A. **Garage Violation at 18137 Chretien** – The owner was sent a letter from our attorney offering Alternative Dispute Resolution (ADR) on 8/2/16 with regard to the garage violation. He had until 9/2/16 to reply. Our attorney has not received a reply. Discussion. The Board will wait a month to discuss this further.
- B. **Update of Bylaws and CC&Rs** – The attorney gave us the revised documents for review. The Board is still in the process of reviewing these documents. The Board will meet with the attorney prior to the next meeting to review the documents.
- C. **Drainage at 17764 Bellechase** – The owner claims to not have received the 7/19/16 letter from the Board with the conditions for approval to allow him to have drains installed across the Common Area slope and out to the street below. So he started to proceed with the work using his own unlicensed contractor. Ron Filson advised him to cease all work immediately. The owner complied at that point. The owner now needs to submit a bid to the Board from a licensed and insured contractor. We will follow up with a letter to this owner by certified mail.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 5:16 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Oct. 13, 2016 at 4 p.m. at the EVCC.