

## EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
Escondido, CA 92030

### SPECIAL BOARD OF DIRECTORS MEETING

**March 13, 2014**

The Special Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 13, 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 3:30 p.m. The purpose of the meeting was to count the election ballots.

**Directors present:** Kay Agriesti, Tom Francis, Linda Filson, Greg Kritzer, and Helen Beaumont.

**Directors absent:** None.

**Also present:** Wendy DeVuyst.

### COUNTING OF ELECTION BALLOTS

Wendy DeVuyst, Inspector of Election, counted the 83 ballots received. The three candidates receiving the most votes were: Kay Agriesti, Ron Filson and Cathy Hughes.

With no further business to be brought before the Board, the meeting adjourned at 3:59 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

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## BOARD OF DIRECTORS MEETING

**March 13, 2014**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 13, 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 4:03 p.m.

**Directors present:** Kay Agriesti, Linda Filson, Greg Kritzer, Tom Francis, and Helen Beaumont.

**Directors absent:** None.

**Also present:** Jay Helms, Ron Filson, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETING

A motion was duly made by Greg Kritzer and seconded by Linda Filson to approve the minutes from the previous regular Board meeting of 2/13/14 as written. Motion carried.

### MEMBER PARTICIPATION

#### **A. ARC Report** – Ron Filson

- The ARC met yesterday and there were two applications for Patio II approved (17650 Tatia – Solar panels and 12009 Tretagnier – New windows and house painting).
- There was discussion on getting information out to owners on the ARC process.

### COMMITTEE REPORTS:

#### **A. Landscape** – Linda Filson

- **Contractor Report** - Jay Helms reported that the lawns were aerated. They will fertilize the lawns next week and the slopes the following week. The slope fertilizer will include a pre-emergent to get rid of the weeds. Pre-emergent will be applied on the lawns at the end of the month. There are weeds on the golf course slope that will be cleaned up tomorrow. The entry color will be changed out tomorrow on Devereux and Escala. The irrigation along the Common Area wall on Escala will have the heads switched out to re-direct the water. They may have to add a valve and/or a drip system if this does not work.
- **Walk Through/Punch List Items** – All the punch list items from February were completed. Pro-Scape added two small trees to fill in an area where we removed a tree at the recommendation by the arborist.
- **Tree Removal Request at 12077 Tretagnier** – The owner has sent another letter asking for 3 bids for the tree removal work behind his home, the annual cost of trimming trees, the professional opinion of a Real Estate agent in Rancho Bernardo defining the adverse impact on property values due to obstructed views, and the removal of smaller trees planted at the bottom of the slope. Discussion. The Board will reply that there is no guarantee of views in California and we will only get one bid from our current tree contractor for the tree removals. The smaller pine trees that were planted further down the slope in 2009 were discussed. A motion was duly made by Tom Francis and seconded by Helen Beaumont to cut down the 15 small Pine trees that were planted on that slope area in 2009. Discussion. Motion carried with Linda Filson opposed. A motion was duly made by Greg Kritzer and seconded by Helen Beaumont that this Board not plant any further Pine trees in the Common Areas. He wants the Board to use other types of trees. Discussion. Motion carried with Linda Filson and Tom Filson opposed.

Committee Reports (continued)

- **Water Report** – The water report was reviewed. We have used more water during the same time period as last year due to the lack of rain. Water rates have also increased.
- B. Finance** – Tom Francis
  - **Financial Statement (2/28/14)** – We have \$42,902.04 in our operating checking account and \$6,878.25 in the operating Money Market account. Members Dues Receivables are \$1,555.00 and Members Prepaid Dues are \$20,872.25 for a difference of \$19,317.25. Our Expenses Year to Date are \$782.43 under budget. We have \$53,652.11 in Reserves. Whatever excess is there at year-end needs to be moved into the Reserves.
  - **Delinquent Accounts** – No accounts are more than 60 days past due.
- C. Home Inspections** – Kay Agriesti
  - **2014 Home Inspections** – Inspections start in April. Helen Beaumont will assist.
- D. Newsletter** – Helen Beaumont reported that the next newsletter will go out in April.
- E. Welcoming** – Helen Beaumont reported no new owners were welcomed.
- F. Hardscape** – Greg Kritzer
  - **Status of City Work:** Street light base at 17621 Parlange – not done; Raised Sidewalk at Escala and Colonnades – done.
  - **Status of Wall Repairs/Painting Along Escala at Chretien and Colonnades** – The work has been completed. Final cost was \$6120.50. A motion was duly made by Greg Kritzer and seconded by Helen Beaumont to approve the additional amount for the total cost of \$6120.50 for this work. Motion carried.
  - **City Letter on Lifted Sidewalk Behind 11954 Corte Tezcuco** – The City has already made repairs to the sidewalk. No further action necessary.
- G. President's Report** – Kay Agriesti
  - **Letter from Chuck Eliyas (17710 Bellechase)** – The letter dated 3/3/14 again addresses his concerns about cracks to his rear wall. A reply letter will be sent thanking him for his concerns.
  - **Letter from Jim Callaghan (11986 Corte Tezcuco)** – Email dated 3/1/14 about his concerns about 2 trees in the Common Area behind his house that could potentially split and fall on his property. He would like to have them trimmed. Ms. Agriesti talked to this owner and explained that these were reviewed by the arborist who did not recommend immediate action. These trees will be addressed the next time we do tree trimming work.

**CORRESPONDENCE**

- A.** A letter dated 2/24/14 was sent to Charles Radloff (12077 Tretagnier) in reply to his letter of 2/6/14. The Board denied his request for the Association to remove trees in the Common Area behind his home. The Board did offer to allow him to pay for the removals. A reply letter from Mr. Radloff was received dated 2/28/14 and was discussed under the Landscape Report.
- B.** A letter dated 2/24/14 was sent to Chuck Eliyas (17710 Bellechase) in reply to his letter of 2/7/14 denying his request for removal of 2 trees in the Common Area behind his home. A reply letter from Mr. Eliyas was received and discussed under the President's Report.
- C.** A letter dated 2/27/14 was received from the City of San Diego stating that the sidewalk behind 11954 Corte Tezcuco may be a trip hazard and the Association may be responsible for the repairs to this sidewalk.

Correspondence (continued)

- D. The Board directed that a letter be sent to the owner at 17704 Bellechase regarding his garage being used for storage.

**UNFINISHED BUSINESS**

- A. **Annual Meeting Refreshments** – Helen Beaumont took care of the refreshments for the Annual Meeting.

**NEW BUSINESS**

- A. **Letter from the Community Center Board on Architectural Control in Common Areas** – The Association received today a letter from the Eastview Community Center Board regarding the ARC having control over what the Association can or cannot do in the Common Areas. Tom Francis stated that this Association's Article of Incorporation, Bylaws, and CC&R's state that this Board is solely responsible for the maintenance and management of the Common Areas. Additionally, in the past our attorney has confirmed that the Association has the exclusive authority to manage the Common Areas. A motion was duly made by Tom Francis and seconded by Greg Kritzer to authorize the President to consult with our attorney on this letter. Discussion. Motion carried.

With no further business to be brought before the Board, the meeting adjourned at 4:52 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

# EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,  
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## ANNUAL MEETING OF MEMBERS

**March 13, 2014**

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Thursday, March 13, 2014 at the Eastview Community Center, immediately following the regular Board meeting and pursuant to the notice sent to all members. It was determined that a quorum of ballots was received to constitute a quorum for the election. However, no other business could be conducted at the meeting. The meeting was called to order by the President, Kay Agriesti at 5:05 p.m.

**Directors present:** Kay Agriesti, Tom Francis, Greg Kritzer, and Helen Beaumont.

**Directors absent:** Linda Filson.

**Also present:** Joan Francis, John & Cilla Kersey, Ron Filson, John Agriesti, Mike Beaumont, and Wendy DeVuyst.

### PRESIDENT'S REMARKS ... Kay Agriesti

- Thanked all the Board members. Special thanks to Tom Francis and Linda Filson for all their service on the Board. Mr. Francis has served on the Board for the past 8 years.
- The tree trimming work map has been revised and the members present can view it to see what areas are scheduled to be done next.

### REPORTS

#### **A. Landscape** – Linda Filson was not present.

The Board reported that the following landscape work was done this past year:

- Front yard trees were trimmed;
- 9 front yard trees were removed, with 7 being replaced with smaller trees.
- The slope trimming work was done.
- Renovated a lot of the slope areas.
- The rabbit situation continues to be addressed.
- Some front yard refurbishments have been started.
- Had owners remove Ivy that grew over the walls.
- Oversaw the maintenance of the entry areas.
- Had an arborist out that felt that the Association trees were being well maintained and fire safe.
- Added a French drain to an area where water was running across the sidewalk.
- Chemical root barriers were installed along some of the Common Area walls to eliminate cracks in walls.
- Have had a lot of bee issues this year.

#### **B. Financial** – Tom Francis

- We are in good financial condition. We stayed within budget and we are funded in our Reserves. There has been no increase in the monthly dues in the past 2 years.
- The number of delinquent owners has dropped back to a normal letter.
- However, water is a major concern with the drought and rising water costs. Our water costs for 2013 was \$120,000. There is concern about water restrictions. He is recommending that the Board look into using more drought tolerant plantings to reduce turf areas and water usage.
- He has enjoyed working on this Board and the Community Center Board and reviewed the accomplishments and major events over the years of his service on both Boards.

**C. Maintenance/Hardscape** – Greg Kritzer

- Spent a lot of time and money to repair Common Area walls.
- Repaired and replaced a driveway section on Corte Tezcuco.
- Had the Boy Scouts out to paint all the fire hydrants.
- We continue to follow up with the City on the rusting street light bases.
- There was a question about a broken mailbox on Rosedown. Mr. Kritzer will follow up with the postal worker.

**C. Home Inspections** – Kay Agriesti

This past year Ms. Agriesti and Helen Beaumont inspected 51 homes. This year the inspections will start in April and 46 homes will be inspected. Owners will have 90 days to do the required work.

**D. Welcoming/Newsletter** - Helen Beaumont put out 4 newsletters during the year. She welcomes new owners who moved in.

**ELECTION RESULTS**

Wendy DeVuyst, Inspector of Election, reported that we received 83 ballots. The following persons were elected to the Board: Kay Agriesti, Ron Filson and Cathy Hughes.

**QUESTIONS AND ANSWERS**

- A.** There was a question about having the City repair our streets. The Board reported that the City does not feel that our streets are a priority.
- B.** The minutes and newsletter continue to be posted on the Community Center website. It was suggested that we encourage the other Associations to keep their information current on the website.

With no further business to be discussed, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**EASTVIEW PATIO HOMES II ASSOCIATION**

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**ORGANIZATIONAL BOARD OF DIRECTORS MEETING**

**March 13, 2014**

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, March 13, 2014 at the Eastview Community Center, immediately following the Annual Meeting of Members. It was determined that a quorum was present and the meeting was called to order by the Acting President, Kay Agriesti, at 5:33 p.m.

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

**Directors absent:** Cathy Hughes.

**Also present:** Wendy DeVuyst.

**ELECTION OF OFFICERS**

A. A motion was duly made by Greg Kritzer and seconded by Helen Beaumont that the following officers be elected:

- President ..... Kay Agriesti
- Vice Pres. .... Ron Filson
- CFO ..... Cathy Hughes
- Secretary ..... Helen Beaumont

Motion carried. All Board members will be on the bank signature cards.

B. The following appointments were made:

- Landscape .....Ron Filson
- Hardscape .. ..... Greg Kritzer
- Welcoming .....Helen Beaumont
- Newsletter ..... Helen Beaumont
- Home Inspections ..... Kay Agriesti

C. The Board will have their Board meetings on the 2nd Thursday at 4 p.m.

**FORM FOR EMAIL APPROVAL BY THE BOARD OF EMERGENCY WORK**

In accordance with State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. Since we do not have a full Board present, action on this will have to be tabled.

With no further business to be brought before the Board, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

**NEXT BOARD MEETING: Thursday, April 10, 2014 at 4 p.m.**