

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

October 12, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, October 12, 2017 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, Dan Porter, Cathy Hughes, and John Mullin.

Directors absent: Mandy Richins.

Also present: Wendy DeVuyst (recording secretary)

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by John Mullin to approve the minutes of the regular Board Meeting of 9/14/17 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that the ARC met and 5 applications were approved for Patio II (re-felt roof, solar panels, patio fountain, and new windows and doors).

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the punch list for the month. Green-Tech will be installing an Annual Rye Grass to overseed the lawns in the next few weeks. Cost will be around \$2500. A motion was duly made by Ron Filson and seconded by John Mullin to approve up to \$2500 for the reseeding. Motion carried. We will do one test area with a Perennial Rye grass. So far we are pleased with the work being done by Green-Tech.
- **Landscape Requests from Owners:**
 - 12010 Versailles – request to cut back Ivy in Common Area and request owners at 17743 Bellechase to cut back Hibiscus. The Ivy has been addressed by Green-Tech and Mr. Filson has discussed the Hibiscus issue with the neighbor.
 - 18111 Colonnades – complaint about bare ground in the Common Area by this address. This area was relandscaped.
 - 12021 Tretagnier – the owners are requesting permission to put a storage container on the driveway during construction work. This was approved.
- **Arborist Report** – Mr. Filson met with the arborist for about 2 hours. He was very impressed with the maintenance of our trees. There are 2 trees that need to be trimmed – one on Colonnades and one on Parlange. Mr. Filson will get a bid for this work.
- **Water Report** – Tabled to next month.

B. Finance – Cathy Hughes

- **Financial Statement (9/30/17)** – The financial statement was reviewed and we are over budget by \$620.
- **Delinquent Accounts** – There are 3 accounts that are over 60 days past due. We will send letters to these owners requesting payment.
- **Moving Funds from Morgan Stanley** – The funds were moved from Morgan Stanley to Union Bank.
- **Approve 2018 Budget** – The proposed budget for 2018 was presented and reviewed. Discussion. A motion was duly made by John Mullin and seconded by Cathy Hughes to approve the 2018 budget as presented. Motion carried.

Committee Reports (continued)

- A motion was duly made by John Mullin and seconded by Cathy Hughes to transfer \$11,698 from the operating checking account to the Reserves. This funds the Reserves through 2018. Motion carried.
- C. Home Inspections** - Mandy Richins was not present. Ron Filson reported.
 - A re-inspection was done and letters are being sent to 7 owners who have not completed the requested work. They will have 30 days to comply. There are 4 homes that will receive time extensions.
- D. Newsletter** – The next newsletter will go out this month with the budget. We will include a flyer about the garage storage problems. We will also welcome new owners to the community. We will remind owners about the narrow streets and not to park on the driveway if your car blocks the City sidewalk in any way.
- E. Welcoming** – Mandy Richins had no report.
- F. Hardscape** – John Mullin
 - **City Repairs to Street Lights** – The City came out and replaced the missing street light.
 - **Bid to Paint Association Pony Walls and Metal Plates** – The painting work was tabled previously. A motion was duly made by John Mullin and seconded by Ron Filson to approve \$3400 for this work. Motion carried.
 - **Marquee Walls** - The marquee walls will be painted this month.
- G. President's Report** – Ron Filson
 - Garage violation at 12043 Tretagnier. A letter will be sent.

CORRESPONDENCE

- A.** A letter dated 9/19/17 was sent to the owner at 17740 Rosedown regarding storage inside their garage. They were given 60 days to comply since they just recently moved in.

UNFINISHED BUSINESS

- A. Trespassing Problems Behind Rosedown** – This seems to have settled down.
- B. Wall Repairs to Home on Voisin** – John Mullins reported that the work was done.
- C. Insurance Information** – John Mullin spoke with the insurance carriers who bid on the project. There are some major differences in the coverage in each policy. The biggest difference is the amount being covered. In 2007, after the fires, the Board raised the limits of the coverage in order to cover the driveways, front walkways, walls, and irrigation system that are not funded in the Reserves. At this time that coverage totals around \$400,000. Based on this discussion, a motion was duly made by John Mullin and seconded by Ron Filson that we stay with State Farm Insurance. Motion carried.
- D. Garage Violation at 17740 Rosedown** – Tabled to 11/19/17
- E. Front Wall Damage at 17764 Bellechase** – This work was done.

NEW BUSINESS

- A. Addendum to Secretarial Contract** – The addendum for 2018 to the secretarial contract was presented with the hourly rate going from \$34 to \$36, effective 1/1/18. A motion was duly made by Dan Porter and seconded by Cathy Hughes to approve the addendum to the secretarial contract as presented. Motion carried.

With no further business to be brought before the Board, the meeting adjourned at 5:01 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: Thursday, Nov. 9, 2017 at 4 p.m.