

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

May 14, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, May 14, 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 4:00 p.m.

Directors present: Kay Agriesti, Ron Filson, Greg Kritzer, Cathy Hughes, and Cilla Kersey.

Directors absent: None.

Also present: 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 4/9/15 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Ron Filson reported that ARC met on 5/12/15 and one Patio II application was approved.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – Still awaiting water restrictions from the City. On Colonnades we have installed the MP rotor heads and will monitor how they are working. Discussion. A meeting will be set up with the Board that will be open to the owners, to discuss the water restrictions and drought. These may be on-going meetings. The rabbit contractor we were going to use is not bonded and, therefore, we cannot use them. Discussion. No further action to be taken on this issue. The lawns will be fertilized and aerated. Discussion on using perennial plants at the monuments. We are investigating this issue further.
- **Proposed Revision to Tree Policy** – Vote to adopt in June.
- **Diseased Pine Trees in Whispering Pines Apartments** – The apartment landscaper did remove the diseased portion of their trees.
- **Water Report** – The water report was reviewed. Our water use has been consistent, but the water costs continue to go up. Pro-Scape reported that when all the front lawns on Colonnades were watered with the old heads we used around 12,500 gallons per week. With the new rotor heads we should only use around 8,000 gallons per week. On the slopes on Colonnades we used to use 138,700 gallons per month. With the rotor heads that will drop to around 80,000 gallons. We are keeping the old nozzles and re-using them. A total of about 400 nozzles were changed out on Colonnades.

B. Finance – Cathy Hughes

- **Financial Statement (4/30/15)** – The financial statement was reviewed and we are under budget by \$12,194. This is due to low water usage to date, but will catch up by year end.
- **Delinquent Accounts** – There is one owner more than 60 days past due. We will follow up with the bookkeeper on this account.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Inspections start in May and the reports will go out in June. Discussion.

Committee Reports (continued)

D. Newsletter – Cilla Kersey reported that the newsletter was sent out last month with the audit report. The Board complimented Ms. Kersey on the newsletter.

E. Welcoming – Cilla Kersey reported that there were no new owners to welcome.

F. Hardscape – Greg Kritzer

- **Painting Rusting Electrical Boxes** – To be done this summer by the Boy Scouts.
- **City Repairs to Street Lights** – The City has repaired another light. There are still 4 left to be done.
- **Repair Sidewalk at 17715 Devereux** – The repair work was done and the root barrier installed.
- **City Sidewalk Repairs Needed on Tretagnier** – The City will not do the repairs at this time.

G. President's Report – Kay Agriesti had nothing to report.

CORRESPONDENCE

A. A letter dated 4/14/15 was sent to the property manager of the Whispering Pines Apartment Complex confirming his conversation with Ron Filson regarding the diseased Pine trees on their property.

B. A letter dated 4/14/15 was sent to the owners of 12010 Versailles Ct. denying their request to relocate 2 Magnolia trees in the Common Area behind the home. The trees are too large to relocate.

C. A letter dated 4/14/15 was sent to an owner reversing their \$10 late fee after they provided documentation that they paid on time.

UNFINISHED BUSINESS

A. Clean Up of Property by Duplexes – The Duplex landscape contractor will stake the property line and then we will cut out the overgrown plants on our property. We have advised Duplexes that they will also need to clean out this area that is their property.

B. Letters to City Councilman RE: Streets – Greg Kritzer reported that he met with the City Councilman's office and advised us that the streets are scheduled to be done in August 2017. Mr. Kritzer will continue to pursue this with the City Public Works Dept.

C. Amend IDR Policy – Table to June.

D. Amend Collection Policy – Table to June.

NEW BUSINESS

A. Ron Filson talked with the City and they will not be installing a sidewalk on the east side of Escala.

With no further business to be brought before the Board, the meeting adjourned at 5:03 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, June 11, 2015 at 4 p.m. at the EVCC.