

**EASTVIEW
PATIO HOMES II
CORPORATION**



**RANCHO BERNARDO
CALIFORNIA**

<http://eastviewrb.com/patio2.html>

**BOARD OF DIRECTORS¹
MEETING MINUTES
September 13, 2018**

I. CALL TO ORDER

- A.** President Ron Filson called the Board meeting to order at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA. A quorum was present.

II. ROLL CALL

- A.** Board Members Present:
- | | | |
|--------------------|------------------|------------|
| President | Ron Filson | March 2020 |
| Vice President/CFO | John Mullin | March 2019 |
| Secretary | Mandy Richins | March 2020 |
| Director | Dan Porter | March 2019 |
| Director | George Gigliotti | March 2020 |
- B.** Others Present:
- | | |
|------------------|--------------------------------|
| Meeting Recorder | Victoria Cohen Consulting (VC) |
| Homeowners | None |

III. APPROVAL OF MINUTES

- A.** **It was Moved to Approve** the minutes of August 9, 2018 as presented. **Motion carried.**

IV. EXECUTIVE SESSION DISCLOSURE

- A.** Executive session convened on August 9, 2018 to review violations.

V. REPORTS

- A.** President's Report
- 17763 – Palm Tree Trimming
 - (a) Homeowner trimmed the palm tree as requested.
 - Insurance
 - (a) A homeowner submitted an article concerning the possibility of insurance rates increasing due to the fire risk.
 - Arborist Inspection
 - (a) An arborist walked the entire property, inspecting all of the trees in the community, including the front yard trees, and gave a positive response to the tree health and tree trimming. The arborist recommended the community conduct annual inspection of the trees by a professional arborist. The arborist also explained the methodology for trimming trees has changed and explained the method to Ron Filson. The property wide inspection cost \$540.
 - (b) **It was moved to Ratify** an action previously taken for Bradley Brown², Principal of Tree Life Consulting to conduct a property wide tree inspection, at a cost of \$540. **Motion carried.**
 - Rabbit Trapping
 - (a) The board is conducting live trapping of rabbits; rabbits are released off site.

¹ California Corporations Entity number C1295309

² ISA Certified Arborists; ISA Board Certified Master Arborists; ASCA Registered Consulting Arborists; ISA Certified Tree Risk Assessors www.treelifeconsulting.com

- B. Architectural Report**
 - 1. Architectural Applications**
 - (a) Five (5) applications have been reviewed and approved for garage door, solar panels, patio cover, and home repairs.
 - 2. 17650 Tatia Court – Request for Plantings**
 - (a) Board discussed a homeowner request for planting of privacy plants to block a street light. The Board discussed that the homeowner should contact the City about installing a light blind.
 - (b) **It was Moved to Approve** the architectural request as submitted, **conditional** that the plants do not exceed the height of the fence. **Motion carried.** Board signed the architectural application for resubmittal to the ARC by Ron Filson.
- C. Financial Report - John Mullin**
 - 1. Reserve Study Line Items**
 - (a) Board reviewed recommended changes to the allocation of funds within the reserve study line items.
 - 2. Reserve Line Item Addition - Hardscape**
 - (a) **Board discussed adding** a line item in the reserve study for hardscape.
 - 3. Reserve Line Item Addition – Tree Maintenance**
 - (a) **Board discussed adding** a line item in the reserve study to ensure adequate funding for tree trimming.
 - 4. Water Expense Impact on Financials**
 - (a) Board discussed the increased water bills.
 - 5. Draft Budget for 2018-2019**
 - (a) Board to hold a special meeting to finalize the budget.
 - 6. It was Moved to Receive** the financial report for month ending August 31, 2018 pending audit or review. **Motion carried.**
- D. Landscape Maintenance Report – Dan Porter**
 - 1.** Dan gets the readings on all 14 water meters each month.
 - 2.** Dan reviewed all of the landscaping requests received from homeowners.
 - 3.** Three (3) water valves have failed in the past month, due to ageing of the infrastructure.
 - 4.** Union Tree Service – President is going to walk the property with the landscaper to determine which trees need to be trimmed in April 2019, for budget planning.
- E. Hardscape Report – George Gigliotti**
 - 1.** George spoke concerning the painting of walls at an estimate of \$17,000.
- F. Welcome Committee Report – Mandy Richins**
 - 1.** No new Homeowners reported in August 2018.
- G. Annual Home Inspection Committee Report – Mandy Richins**
 - 1.** Mandy reported that nine (9) additional forms have been received. Mandy and one other board member will walk the property to confirm completion of the requested items.

VI. UNFINISHED BUSINESS (items carried over from prior meeting)

- A. Garage Parking Motorcycle Exemption Policy – Adoption**
 - 1. It was moved to Approve** the Garage Parking Motorcycle Exception policy as drafted by association legal counsel. **Motion carried.**
 - 2. Board directed AFA** to email the policy to the clubhouse for posting on Friday.

VII. NEW BUSINESS (first time on agenda)

- A. California Business Solutions (CBS) - 2019 Contract**
 - 1. It was moved to Approve** the 2019 contract with California Business Solutions for accounting services at an increase of \$20 per month. **Motion carried.**
- B. Green-Tech - 2019 Contract**
 - 1. It was moved to Approve** the 2019 contract with Green-Tech at a 2.1% increase. **Motion carried.**
- C. Homeowner Request - 17795_Rosedown_Place – Request for Annual Payment Coupon**
 - 1.** President spoke with accounting and the homeowner; issue resolved.

- D. Homeowner Request - 17763_Bellechase_Circle – Motorcycle Parking Request
 - 1. President will take the Garage Parking Motorcycle Exception policy to the homeowner.
- E. Homeowner Request - 11970 Corte Tezcuco – Motorcycle Exemption Request
 - 1. **Board directed VC** to send a letter to the owner of 11970 Corte Tezcuco, with a deadline of November 1, 2018, to clean the garage and bring it into compliance with the Garage Parking Policy; upon confirmation by John Mullins, Board Vice President, that the garage is compliant, the homeowner may submit a Garage Parking Motorcycle Exceptions form to the Board for consideration and approval.
 - 2. **Board directed VC** to place onto the November agenda.
- F. §4041 Annual Homeowner Information forms returned – Request for Hours to Input into Database
 - 1. Board and Victoria Cohen discussed the process for recording the information received from the homeowners. No board action at this time.

VIII. NEXT MEETING DATE

- A. The next board meeting is scheduled for October 11, 2018 at 4:00 p.m. at 17520 Drayton Hall Way

VII. ADJOURNMENT

- A. There being no further business the meeting was adjourned at 6:20 p.m.

SECRETARY _____ **DATE** _____