

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

November 13, 2014

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

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

Directors absent: None.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

- A. A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the minutes from the regular Board meeting of 10/16/14 as written. Motion carried.
- B. A motion was duly made by Helen Beaumont and seconded by Ron Filson to approve the minutes from the Special Board meeting of 10/22/14 as written. Motion carried. The purpose of the meeting was to approve the 2015 budget.

MEMBER PARTICIPATION

- A. **Disciplinary Hearings for 17671 and 17775 Devereux** – The owners complied and were not in attendance.
- B. **ARC Report** – Ron Filson reported that ARC did not meet this month since they did not have any applications. However, two applications have since come in: 17775 Devereux for replacement windows (approved and installed); and 12009 Tretagnier – re-stain front door and sliding screen door (approved).

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Contractor Report/Punch List Items** – The rules for the irrigation schedule were distributed to the Board. The irrigation is on Monday, Wednesday, and Friday for 7 minutes per station. The walk through notes for November were reviewed. The new MP rotator heads are doing well in using less water. They are looking at installing more of these heads on the same meter to get a better idea of the savings. We get rebates for the heads as we purchase them. Pro-Scape is still looking at installing check valves on Tretagnier to eliminate the water run-off. The overseeding with the Rye grass has begun, but we are having a problem with the crows eating it. Pro-Scape is using a mulch to cover the new seed. The lawns should look good by Thanksgiving. The slopes will be fertilized next week, followed by the lawns in a couple of weeks.
- It is time for the annual backflow inspections. Mr. Filson has called the contractor and they will begin the work for testing. A motion was made by Ron Filson and seconded by Greg Kritzer to approve up to \$700 (\$50 per backflow) for testing. Motion carried.
- The Board may look at suspending the tree trimming on the back slopes for the next year to save money. The arborist advised the Board that the trees do not have to be trimmed as often as we have been trimming them. Discussion.
- Two landscape requests for tree removals were received for: 12009 and 12025 Tretagnier. The Board needs to look at the trees in question and discuss at the next meeting.

Committee Reports (continued)

- The nut grass was sprayed in the lawns and it was very successful. They typically recommend doing 2 applications in succession. Discussion. The Board wants to wait on further treatment at this time. It is possible that Pro-Scape can purchase the chemicals to do spot treatments as needed. They would need to notify residents in advance when the spraying occurs.
 - **Rabbit Removal** – So far the problem seems to have diminished.
 - **Water Report** – The water report was distributed and reviewed. Water use is about the same as last year, but the cost of water is about 13% higher.
- B. Finance** – Cathy Hughes
- **Financial Statement (10/31/14)** – The financial statement ending 10/31/14 was reviewed and approved. We are over budget on operating expenses year-to-date by \$22,894. This is mostly due to water which is \$24,503 over budget to date.
 - **Delinquent Accounts** – There are no delinquent accounts for more than 60 days.
 - **Audit Proposal** – We have received a proposal from the CPA firm of A.M. Owens & Co. to do the annual audit and tax preparation work for a fee of \$1400. Discussion. This is the same firm that has done the work for many years. The rate last year was \$1350. A motion was duly made by Helen Beaumont and seconded by Greg Kritzer to approve the audit proposal for \$1400. Motion carried.
- C. Home Inspections** – Kay Agriesti
- **2014 Home Inspections** – Ms. Agriesti reported that all the Home Inspections are done.
- D. Newsletter** – Helen Beaumont reported that the newsletter went out last month with the budget packet.
- E. Welcoming** – Helen Beaumont has a new owner to welcome.
- F. Hardscape** – Greg Kritzer
- **Repairs by City to Broken Curb** – The City has not made any repairs.
 - **Painting of Rusting Electrical Boxes** – They will be painted in the next few weeks.
 - **Notify City of Street Light Issue** – There are 24 street lights in our Association and 8 of them have problems. Mr. Kritzer will contact the City.
 - **Bid to Repair Sidewalk at 17715 Devereux** – Mr. Kritzer will get a bid for the repairs.
- G. President's Report** – Kay Agriesti
- **Follow up on Golf Course Trees** – Tabled.
 - **Meeting with City Landscape Architect** – A meeting was held on 10/27/14 and was well attended by representatives from the various Associations in Eastview.

CORRESPONDENCE

- A.** On 10/21/14 a letter was sent to the owners at 17639 Parlange advising them that their garage is now in compliance.
- B.** Notice of Hearing was sent on 10/21/14 to the owners of 17671 Devereux regarding incomplete items from the Home Inspection Report. They were asked to attend a hearing on 11/13/14 to show cause why they should not be fined.
- C.** Notice of Hearing was sent on 10/21/14 to the owners of 17775 Devereux regarding incomplete items from the Home Inspection Report. They were asked to attend a hearing on 11/13/14 to show cause why they should not be fined. A reply letter dated 11/1/14 was received stating that they are in the process of having their windows replaced and the work should be done on 11/12/14.

Correspondence (continued)

- D. On 10/28/14 a letter was sent to the owner at 17763 Bellechase regarding a dog from this home seen running loose in the neighborhood. The owner was reminded that dogs are to be kept on a leash whenever they are out for a walk.

UNFINISHED BUSINESS

- A. **Surveyor for Parlange** – We are working with Duplexes to determine who owns the area that is heavily planted with Acacia at the end of Parlange. We may need to get a surveyor to determine the property lines.
- B. **Use of Drought Tolerant Plants on Slopes** – No further information at this time. We will remove this from the agenda at this time.

NEW BUSINESS

- A. **Dog Issue at 17763 Bellechase** – No response, but no further violations noted.
- B. **Date for December Board Meeting** – The recording secretary has a conflict and cannot attend the meeting on 12/11/14 and would like to reschedule the meeting to 12/4/14. A motion was duly made by Helen Beaumont and seconded by Greg Kritzer to cancel the December Board meeting. Motion carried.
- C. **Secretarial Contract Renewal** – The proposed addendum for the secretarial contract for 2015 was presented with no changes. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the addendum to the contract for 2015 as presented. Motion carried.
- D. Ron Filson brought up the problem with the condition of the streets in Eastview. Discussion. The Board will attempt to meet with the City Councilman about this matter.

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, Jan. 8, 2015 at 4 p.m.**