

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

September 14, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, September 14, 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 Mandy Richins.

Directors absent: John Mullin.

Also present: Linda Perlstein, Andrew Martin (Green-Tech), and Wendy DeVuyst (recording secretary)

MINUTES OF PREVIOUS MEETINGS

- A. A motion was duly made by Cathy Hughes and seconded by Dan Porter to approve the minutes of the regular Board Meeting of 8/10/17 and the Executive Session meeting of 8/10/17 as written. Motion carried. The purpose of the Executive Session meeting was to discuss the landscape maintenance contract.
- B. A motion was duly made by Cathy Hughes and seconded by Dan Porter to approve the minutes of the Executive Session meeting of 8/25/17 as written. Motion carried. The purpose of the meeting was to review the landscape maintenance contract bids and select a contractor.

MEMBER PARTICIPATION

- A. **ARC Report** – Ron Filson reported that the ARC met and 2 applications were approved for Patio II (one for new doors and windows, and a roof vent).
- B. Linda Perlstein (18127 Colonnades) was here regarding a wind storm in September that brought her a lot of concern about a Pine tree in the Common Area behind her home. She asked about having the Pine trees trimmed. She also asked to have the Common Area landscaping behind her home maintained on a regular basis. The Board stated that the new landscape contractor will be addressing the area behind her home. We will have the arborist review all the trees in this area later this month and make a determination if work needs to be done. If the arborist does not require any work, then the homeowner can pay for the trimming at their expense.

COMMITTEE REPORTS:

- A. **Landscape** – Ron Filson
 - **New Landscape Contractor** – Andrew Martin of Green-Tech was here to meet the Board. He will be here every week to oversee the work being done. He presented a plan of what is going to be done as they start on the project. In about 6 weeks they will have a schedule set for the routine maintenance. Eduardo is the foreman that will be on-site at all times. A week in advance of each Board meeting they will do a walk through of the property with the Board members. They would prefer that complaint calls be directed to the office first so that a work order can be generated. They will be presenting a bid next month for overseeding the lawns with a Winter Rye.
 - **Walk Through/Punch List Items** – There is no punch list this month.
 - **Landscape Requests from Owners:** None.
 - We will be bringing an arborist out to look at some trees where we have had some complaints to see if work is needed.
 - **Water Report** – We are over budget on water expenses for the past 2 months due to the hot weather. We will end the year over budget.

Committee Reports (continued)**B. Finance** – Cathy Hughes

- **Financial Statement (8/31/17)** – The financial statement was reviewed and we are under budget by about \$1990.
- **Delinquent Accounts** – There is one account that is over 60 days past due. Discussion. A motion was duly made by Cathy Hughes and seconded by Mandy Richins that account 600312 be turned over to the attorney to begin the lien process. Motion carried.
- **Moving Funds from Morgan Stanley** – Still waiting to transfer the funds next week to Union Bank.
- **Work on 2018 Budget** – The Board will work on reviewing the proposed figures for the budget and will present the final budget next month.

C. Home Inspections - Mandy Richins

- The time is up for completion of the work noted on the Home Inspections. Several owners were granted time extensions. Follow up letters will be sent to those owners who have not responded or completed the work. They will be given 30 days to comply.

D. Newsletter – The next newsletter will go out in October.**E. Welcoming** – Mandy Richins welcomed two new owners.**F. Hardscape** – John Mullin was not present. Ron Filson reported.

- **City Repairs to Street Lights** – Still pending with the City.
- **Status of Repair and Painting of Association Walls** – The painting work has been done.
- **Bid to Paint Association Pony Walls and Metal Plates** – Tabled to the fall.
- **“No Trespassing” Sign for Rosedown** – Dan Porter reported that the sign has been installed.

G. President’s Report – Ron Filson

- It was noted that the garage at 17740 Rosedown is full of storage. A letter will be sent to them.

CORRESPONDENCE

A. A letter dated 9/5/17 was sent to all owners and renters advising them of the new landscape contractor and how to contact them.

B. A note was received from the owner at 17704 Rosedown regarding the roots lifting the fence and concrete walk. Also, the dirt on the hillside continues to erode and pile up against the fence. Ron Filson reported that the arborist will review the tree and the new landscape contractor will look at that area to correct the drainage issues.

UNFINISHED BUSINESS

A. Trespassing Problems Behind Rosedown – We received another complaint from Mr. Vause about this problem. The Board members have reviewed the area to see if a wall or fence can be put up to block trespassers and there does not seem to be a solution. We will check with Green-Tech to see if something can be planted there to deter trespassers.

B. Wall Repairs to Home on Voisin – It was reported that the work has not been done. John Mullin has followed up with the owner and she will be using SR Painting for this work.

C. Insurance Information – John Mullin is still following up with the proposals.

NEW BUSINESS

A. The Board will follow up with the owners at 17764 Bellechase to be sure that they correct the damage to their front wall from a car accident in a timely manner.

With no further business to be brought before the Board, the meeting adjourned at 4:55 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Oct. 12, 2017 at 4 p.m.