

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

February 8, 2018

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, February 8, 2018 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, Mandy Richins, and John Mullin.

Directors absent: None.

Also present: Monica Cooper, and Wendy DeVuyst (recording secretary)

MINUTES OF PREVIOUS MEETINGS

- A. A motion was duly made by John Mullin and seconded by Ron Filson to approve the minutes of the regular Board Meeting of 1/11/18 as written. Motion carried.
- B. The minutes of the Executive Session meeting of 1/11/18 were reviewed and a motion was duly made by John Mullin and seconded by Dan Porter to approve these minutes as written. Motion carried. The purpose of this meeting was to discuss legal matters.

MEMBER PARTICIPATION

- A. ARC Report – Ron Filson had no report at this time.

COMMITTEE REPORTS:

- A. Landscape – Ron Filson
 - Walk Through/Punch List Items – The Board reviewed the punch list from the walk through from 2/2/18. The landscaper is installing root barriers, adjusting sprinklers, and reseeding bare spots. We may need to increase the amount of water due to the unusually warm weather. Root issues are becoming more of a problem. It was recommended that we remove the Red Apple along Escala. They can do it for no cost over time. We have to get an ARC approval for this work. A motion was duly made by John Mullin and seconded by Dan Porter to have the landscaper remove the Red Apple along Escala at no additional cost to the Association. Motion carried.
 - We have a proposal to add more plants to fill in the island on Devereux for \$377. A motion was duly made by Ron Filson and seconded by Dan Porter to approve the proposal for \$377. Motion carried.
 - We have a proposal to install some plants at the corner of Belle Helene for \$188. A motion was duly made by Ron Filson and seconded by Dan Porter to approve this proposal for \$188. Motion carried.
 - Possible Tree Removal Behind 18127 Colonnades – The owners have declined the offer to pay for the tree removal at this location. The Board will now proceed with having the tree trimmed and the root barrier installed.
 - Landscape Requests from Owners:
 - 17765 Devereux – Complaint about dead tree in yard next door. This tree is scheduled to be removed. They also complained that the front bushes were cut a little aggressively. The landscapers were advised not to do that again. The owner was called and advised.
 - Conversion of Grass Strips – Dan Porter is looking into the irrigation valves to see what covers which areas.
 - Water Report – Tabled to next month.

- B. **Finance** – Cathy Hughes
 - **Financial Statement (1/31/18)** – The financial statement was reviewed and we are under budget by about \$5,255 for the month. This is due to the fact that there was no water bill for this month as the City bills every two months.
 - **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- C. **Home Inspections** - Mandy Richins
 - The last house on the list from 2017 has completed their work.
 - Next inspections start in May. The streets to be inspected this year are: Belle Helene, Chretien Ct., Colonnades Pl., Corte Tezcuco, Tatia Ct. and Voisin Ct.
- D. **Newsletter** – The newsletter will go out in April.
- E. **Welcoming** – Mandy Richins welcomed two new owners in the past two months.
- F. **Hardscape** – John Mullin had no report.
- G. **President's Report** – Ron Filson
 - **Drainage Issue in Easement at 11962 Corte Tezcuco** – The owner has removed the tree and the irrigation in the easement area and redirected the water away from the neighbor's home. The Board will re-inspect to insure that they are in compliance and will re-inspect palm tree to be sure it has been trimmed.

CORRESPONDENCE

- A. A letter dated 1/15/18 was sent to the owners of 18127 Colonnades Place again denying their request for reimbursement for the money to remove and replace their artificial turf so that the Association could remove tree roots. A reply letter was received dated 1/17/18 challenging the Board's contentions in their letter.
- B. Letters were sent on 1/15/18 to the owners at 18127 and 18119 Colonnades offering to remove the tree behind their homes instead of trimming it if they will pay the difference in cost of \$350 between the trimming the removal fees. Reply letters were received from both owners declining to pay the difference and asking to be present when the tree is trimmed.
- C. A note dated 1/24/18 was received from the owner at 12077 Tretagnier Ct. commending the Board for addressing the garage storage issue.
- D. A letter dated 1/18/18 was sent to the owner of 11970 Corte Tezcuco accepting his request for Alternative Dispute Resolution (ADR).

UNFINISHED BUSINESS

- A. **Garage Violation at 17740 Rosedown** – Ron Filson reported that they are in compliance.
- B. **Replacement of Wrought Iron Fence in Backyard at 17755 Devereux** – Ron Filson reported that he spoke with both neighbors since it is a shared fence and we will continue to follow up to be sure the work is done.
- C. **Complaint Letter re: 11970 Corte Tezcuco** – John Mullin reported that he and Dan Porter inspected the backyard at 11962 Corte Tezcuco and met with the neighbor who complained. There were 3 ARC requests for this property. One of which were approved. We have been unable to locate the third application from 6/12/08 (#2181). Discussion. A letter will be sent to the owner of 11970 Corte Tezcuco asking him to provide a copy of the approved ARC application dated 6/12/08. If he cannot produce an approved application, then this falls back to the Association to address.
- D. **Board Elections/Annual Meeting in March** – A motion was duly made by Ron Filson and seconded by Cathy Hughes to appoint Wendy DeVuyst as the Inspector of Elections. Motion carried. George Gigliottli has offered to run for election. Ballots will go out next week. Mandy Richins and Cathy Hughes will be in charge of refreshments. The Board will meet on 3/8 at 3:30 p.m. to count ballots, followed by the regular meeting at 4 p.m. and the Annual Meeting at 5 p.m.

NEW BUSINESS

- A. Tree Root Damage at 11954 Corte Tezcuco** – The backyard is tiled and there has been extensive cracking to the tile due to tree roots from Common Area trees. We did do root surgery to remove the roots going into the yard under the wall and will be installing a root barrier. The house is for sale. The Association has never been advised of any of the damage, but the owner wants the Association to pay for the repair work to the patio tile. Discussion. A motion was duly made by Ron Filson and seconded by Dan Porter that the Association will only be responsible for removal of the tree roots in the yard from Common Area trees once they are exposed. The Association will not be responsible for the cost of repairs to any of the damaged tiles or concrete in the yard. Motion carried. A letter will be sent to the owner and a copy to be sent to escrow. Discussion on including an article in the next newsletter reminding owners that they are responsible to immediately report damage to their property from Association tree roots.
- B.** Garage violation letters to be sent to the following: 17666 Tatia, 17681 Devereux, 17671 Devereux, 18069 Colonnades, 17639 Parlange, 11970 Corte Tezcuco, 11978 Corte Tezcuco, 17704 Bellechase, 17752 Bellechase, and 17738 Bellechase. These are garages that cannot fit two vehicles inside that have been observed by Board members during inspections of Common Areas.

With no further business to be brought before the Board, the meeting adjourned at 5:05 p.m. and the Board went into Executive Session to discuss legal matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Mar. 8, 2018 at 3:30 p.m.