

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

January 12, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, January 12, 2016 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 5:05 p.m. Prior to the Board meeting a Town Hall Meeting was held with the attorney to allow homeowners to ask questions about the proposed amended Bylaws and CC&Rs.

Directors present: Ron Filson, Cathy Hughes, Greg Kritzer, and Mandy Richins.

Directors absent: None.

Also present: Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Cathy Hughes and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 12/8/16 as written. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson did not have a report. The Committee will meet tomorrow. The one issue of concern is a new owner in Patio II who put on a new roof without prior ARC approval.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – No walk through this month.
- **Tree Trimming Work** – The work is in the process.
- **Landscape Requests from Owners:**
 - 17675 Devereux – owner wants to pay for trimming 3 trees behind his home. This will be added to work to be done by Union Tree Service with the owner billed for this work.
 - 12025 Tretagnier – tree limb over her gate needs to be trimmed. Pro-Scape will trim this branch.
 - 12011 Versailles – trimming tree in accordance with a Board agreement in 1999. Pro-Scape will trim this tree.
- **Tree Fell On Truck in December** – The owner has filed a claim for damages. This has been turned over to our insurance carrier.
- **Water Report** – The Board reviewed the water report for the past 2 months. We ended the year about \$6,000 over budget.

B. **Finance** – Cathy Hughes

- **Financial Statement (12/31/16)** – The financial statement was reviewed and we are under budget by \$17,500. Funds will be transferred to the Reserves so that we are funded per the Reserve Study.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.
- **Moving Funds from Morgan Stanley** – Will do this after the Board elections.

C. **Home Inspections**

- The 2017 inspections will be done in May (Parlange, Rosedown and Devereux).

D. **Newsletter** – The newsletter will go out this month. We will include an article about people walking down the culvert on Rosedown; the Board elections; updating of the documents; new number for Pro-Scape; garage reminder; home inspection reminder.

Committee Reports (continued)

- E. **Welcoming** – Mandy Richins has welcomed 6 new owners. She has one new owner to welcome.
- F. **Hardscape** – Greg Kritzer
- **City Repairs to Street Lights, Sidewalk, and Streets** – Still working with the City on these issues.
 - **Contractor to Complete Painting Work on Colonnades Wall** – The contractor has been unable to do the work due to the weather. We will be doing some additional painting for an additional expense. A motion was duly made by Greg Kritzer and seconded by Cathy Hughes to approve up to \$300 for this work. Motion carried.
 - **“No Trespassing” Signs for Behind Rosedown** – The prices range from \$30 to \$50. Will work on the wording and report back.
- G. **President’s Report** – Ron Filson
- Front yard tree fell onto a truck on 12/24/16. This was already discussed.

CORRESPONDENCE

- A. A certified Notice of Hearing dated 12/14/16 was sent to the owner at 17752 Bellechase regarding garage violations. The owner was asked to bring the garage into compliance or attend a hearing on 1/12/17.
- B. A letter dated 12/14/16 was sent to the owner of 17745 Devereux regarding violations by her tenants.

UNFINISHED BUSINESS

- A. **Garage Violation at 17752 Bellechase** – The owner is in compliance.
- B. **Trash Cans and Garage Violation at 17745 Devereux** – The property is now in compliance.
- C. **Update of Bylaws and CC&R's** – Discussion by the Board on the comments made at the Town Hall meeting. The Board decided to keep the amendment requirements the same at 51%. They will also clarify the section on garage doors being left open. The ballots will go out after the mailing of the Board election ballots in February.
- D. **Drainage at 17764 Bellechase** – The owner is still in the process of getting the permits.

NEW BUSINESS

- A. **Board Elections in March** – A motion was duly made by Ron Filson and seconded by Greg Kritzer appoint Wendy DeVuyst as the Inspector of Elections. Motion carried. Names for nominees need to be in by 2/9/17.

With no further business to be brought before the Board, the meeting adjourned at 5:47 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Thursday, Feb. 9, 2017 at 4 p.m. at the EVCC.**

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TOWN HALL MEETING

January 12, 2017

The Board held a Town Hall Meeting on January 12, 2017 so that owners could ask the Association attorney questions about the proposed Bylaws and CC&R's.

The meeting started at 4 p.m.

Board Members Present: Ron Filson, Cathy Hughes, Greg Kritzer, and Mandy Richins. Also present was attorney Carrie Temko and approximately 20 homeowners.

The main items brought up by the owners were as follows:

- An owner asked about City streets and parking issues. The HOA cannot enforce parking on City streets.
- Smoking on the property. Only applies to Common Area. The HOA does not have any Exclusive Common Area.
- There was a question about the anonymous letter sent out. People were upset about receiving this type of letter.
- Term limits were put into the Bylaws by the owners in 1994 to limit the developer employees from remaining on the Board and will not be retained. None of the other Associations in Eastview have term limits.
- Quorum requirements questioned. Currently the amendment provision is 51% of the members voting in favor of an amendment. The new amendment requires you to get at least 51% of ballots back, with a 75% approval requirement of the ballots received (which would be 57 owners). This is a suggestion by the attorney since it is very difficult to get a quorum to get an amendment passed.
- Some owners feel that the quorum requirements should remain at 51%.
- The parking restrictions in the CC&R's only deal with the areas that the HOA controls – driveways and garages. Not the streets.
- Discussion on the changes in the Use Restrictions as it deals with garages, renting of units, etc.

The Town Hall Meeting adjourned at 4:57 pm