

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

April 12, 2018

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, April 12, 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 4:03 p.m.

Directors present: Ron Filson, John Mullin, Dan Porter, and George Gigliotti.

Directors absent: Mandy Richins.

Also present: Mr. and Mrs. Chuck Radloff, Monica Cooper, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by John Mullin to approve the minutes from the Special Board meeting of 3/8/18, the regular Board meeting of 3/8/18, the Annual Meeting of 3/8/18 and the Organizational meeting of 3/8/18 as written. Motion carried.

MEMBER PARTICIPATION

- A. Chuck Radloff (12077 Tretagnier) was here regarding his letter of 3/30/18. He is requesting that the trees be removed because they are concerned about fire safety. He would be willing to pay for the removals. The Board will discuss the issue later in the meeting and inform him of their decision.
- B. **ARC Report** – Ron Filson reported that there were 6 Patio II applications that were approved (fences, roof repair, pergola, front door, and solar panels).

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list from the walk through on 4/5/18. The landscaper is trying to check the irrigation more often to find leaks or broken heads. Discussion.
- **Landscape Requests from Owners:**
 - **12077 Tretagnier** – At the last meeting the owner asked to have the 2 Pine trees in the Common Area behind his home removed as they are a fire danger. The Board had the fire marshal out and he stated that those trees are not a fire danger. The owner still wants those trees removed and is now offering to pay for the removal of those trees. Discussion. A motion was duly made by Ron Filson and seconded by John Mullin to deny this request because the fire dept. stated that these trees are not a fire danger. Motion carried.
 - **17765 and 17775 Devereux** – The owners would like to have the tree replaced that had to be removed on the side of the driveway. The Board members looked at the area. Discussion. A motion was duly made by Ron Filson and seconded by John Mullin to deny the request. Motion carried with Dan Porter opposed.
 - **17641 Parlange** – Request to fill in a bare area on the slope across the street. The landscaper will fill in that area.
- **Removal of Ice Plant Along Escala** – Dan Porter reported that the landscaper has been doing portions at a time at no extra cost. There is still some left to be done.
- **Water Report** – Dan Porter reported on the water usage. Rosedown and Chretien seem to be using a higher percentage of water over a 2 week period. There was a leaky valve on Rosedown that has been corrected. We will let the landscaper know

about the issues on Chretien and Rosedown and have them check the system.
Discussion.

B. Finance – John Mullin

- **Financial Statement (3/31/18)** – The financial statement was reviewed and we are over budget by \$7378. Discussion. The Board may need to increase the monthly assessment later in the year due to the higher water, landscape, and legal fees.
- **Delinquent Accounts** – As of 3/31/18 there were no accounts that are over 60 days past due. We will send a letter to one owner about their chronic delinquency.
- **CD Matured** – A CD matured last month. Discussion. A motion was duly made by John Mullin and seconded by Ron Filson to approve rolling the funds into a 15 month CD at 1.25% yield in the amount of \$15,890.29. Motion carried.

C. Home Inspections

- The 2018 inspections will be done in May/June (Belle Helene, Chretien, Colonnades, Corte Tezcucu, Tatia and Voisin).

D. Newsletter – The newsletter will go out this month with the audit. We will welcome new owners in the July newsletter.

E. Welcoming – Mandy Richins was not present.

F. Hardscape – John Mullin had nothing to report.

G. President's Report – Ron Filson

- Holiday Lights – Letters were sent to 2 owners and one owner has removed their lights and the other has not yet.

CORRESPONDENCE

- A.** A letter dated 3/13/18 was sent to the owner of 17738 Bellechase asking him to contact John Mullin to have the garage inspected to insure that they are in compliance with the parking restrictions.
- B.** A letter dated 3/13/18 was sent to the owners of 17758 Bellechase advising them of an apparent violation of the CC&R's with regard to garage parking. They were asked to bring the garage into compliance by 5/1/18.
- C.** A letter dated 3/13/18 was sent to the owners of 11962 Corte Tezcucu asking them to trim the Palm tree in the backyard near their neighbor's fence line within 30 days.
- D.** A letter dated 3/13/18 was sent to the owner at 11970 Corte Tezcucu in response to him complaint about a tree in the backyard at 11962 Corte Tezcucu. The tree in question is permitted since it does not fall within the easement of the property that is only alongside the house. The Board feels that they have addressed all of his issues brought to the Board in the Alternative Dispute Resolution (ADR) request from January 2018. The Board considers the matter resolved unless the owner contests the matter.
- E.** A letter dated 3/15/18 was received from the owner of 11954 Corte Tezcucu requesting that the Board reconsider his request and agree to share in the cost of the repairs to his patio caused by tree roots from the Common Area.
- F.** Letters dated 3/27/18 were sent to the owners at 17705 Bellechase and 17755 Devereux asking them to remove their holiday lights within 30 days.
- G.** A letter dated 3/30/18 was received from the owner at 12077 Tretagnier offering to pay for the removal of the two trees in the Common Area behind his home.
- H.** A letter dated 4/3/18 was sent to the owners at 17705 Bellechase asking them to trim the trees in their yard that overhang the fence and are blocking access to the Common Area by the landscapers. The tree work needs to be done by 4/30/18.

- I. A letter dated 4/5/18 was sent to the owners of 17681 Devereux to follow up on the original letter regarding the garage violation. The original letter was sent to the property and not to the owner's mailing address. The owner was given until 5/1/18 to bring the garage into compliance.

UNFINISHED BUSINESS

- A. **Garage Violation Letters** - Letters were sent to 10 owners who appear to have storage inside their garages which does not allow them to park 2 vehicles inside. The owners were given until 4/1/18 to comply. Ron Filson reported: 18069 Colonnades – in compliance (truck doesn't fit inside the garage); 17671 Devereux – part of garage was converted before the current owner purchased, but he can fit 2 cars inside and is compliance; 17681 Devereux – extension to 5/1 to comply; 17666 Tatia – in compliance; 11978 Corte Tezcuco – in compliance. John Mullin reported: 17704 Bellechase asking for a variance for a disability. Need to follow up with the owner about getting the second car in the garage; 17738 Bellechase – tenant is working on cleaning it out – need to follow up; 17752 Bellechase – they were in compliance, but now parking one vehicle outside – will send follow up letter; 17758 Bellechase – in compliance now that tenant moved out; 11970 Corte Tezcuco – the owner parks 2 motorcycles in the garage and claims he is in compliance. Will send follow up letters to all those who complied.
- B. **Request for Assistance with Root Damage at 11954 Corte Tezcuco** – A letter was received from the owner of this property requesting that the Association participate in the cost of repairs to his patio that was damaged due to tree roots from the Common Area. Discussion. Owner had it repaired. A motion was duly made by John Mullin and seconded by Dan Porter to again deny the request. Motion carried. The issue is resolved and the Board's previous position remains unchanged.
- C. **Trimming of the Palm Tree at 11962 Corte Tezcuco** – The owner has not done it yet but said he will get it done within the 30 day time frame. John Mullin will follow up.

NEW BUSINESS

- A. **Garage Parking Policy** – At the next meeting the Board will discuss this issue.
- B. **Landscape Contract** – The Board discussed the Green Tech contract because we were contacted by an interested party who would like to take over the contract. The Board decided that we would not entertain changing at this time and that he could bid on the contract when it comes up for renewal.

With no further business to be brought before the Board, the meeting adjourned at 5:37 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Thursday, May 10, 2018 at 4 p.m.**