

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

April 14, 2016

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday April 14, 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 4:00 p.m.

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

Directors absent: None.

Also present: Jay Helms, Charles Radloff, and Wendy DeVuyst (Recording Secretary).

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Greg Kritzer and seconded by Cilla Kersey to approve the minutes from the Special Board Meeting of 3/17/16, the regular Board meeting of 3/17/16, the Annual Meeting of 3/17/16 and the Organizational Meeting of 3/17/16 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that there were 4 applications from Patio II owners that were approved. Also, the ARC approved some re-landscaping work by the Eastview Community Center.
- B.** Chuck Radloff thanked the Board for spear-heading the retirement party for the mail carrier who recently retired. He also addressed the Board regarding crime in the Rancho Bernardo community. He suggested letting owners know about these incidents. The Board stated that there is a Neighborhood Watch program in place, but we are not sure how active they are. The Board will put this information in the newsletter.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. The repair along Devereux is delayed until the root barrier is installed. The rabbits are back again.
- **Red Apple Issues** – Some of the ice plant is coming back. They have cut back the water to prevent more mildew. They are using cuttings to fill in those areas that have died out. We did fertilize the slopes and used a pre-emergent to prevent weeds.
- Greg Kritzer reported that he has received a complaint about water in the middle of the driveway at 12017 Tretagnier. It may be a broken water line. We will monitor this situation.
- **Landscape Requests from Owners:** The owner at 17675 Devereux has asked to have the Pine trees in the Common Area behind his home trimmed at his expense. Unfortunately it is the wrong time of the year to do this work. It will have to be delayed until the fall/winter. The owner was notified.
- **Water Report** – No report.

B. Finance – Cathy Hughes

- **Financial Statement (3/31/16)** – The financial statement was reviewed and we are under budget by \$21,832. This is primarily due to low water usage.
- **Delinquent Accounts** – There are no accounts that are over 60 days past due.

Committee Reports (continued)

- **Approve Audit Report** – A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the audit report as presented and mail it to all owners. Motion carried.
- C. **Home Inspections** – Cilla Kersey
 - **2016 Home Inspections** – The Board will review the forms that were sent out last year to see if any changes should be made. The letters will go out in June and the work is to be done by 9/1/16.
- D. **Newsletter** – Cilla Kersey reported that the newsletter will go out this month with the audit.
- E. **Welcoming** – Mandy Richins has not welcomed any new owners.
- F. **Hardscape** – Greg Kritzer
 - **Painting of Meter Boxes** – Met with the contractor and have a bid of \$1,430 to do this work. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve up to \$1,700 for this work. Motion carried.
 - Under the mailbox on Rosedown the paint is chipping off. The contractor will repair this and another box at no expense to the Association.
 - **Status of Wall Repairs behind Bellechase/Devereux** – This work was tabled.
 - **City Repairs to Street Lights, Sidewalk, and Streets** – Still have 3 lights that need to be addressed. Contacted the City again about the street lights and the sidewalk. The City has begun the work on the streets by re-doing all the sidewalk corners to comply with the ADA regulations. A week after the sidewalks are done, they are supposed to do the actual street work.
- G. **President's Report** – Ron Filson
 - Mr. Filson and Greg Kritzer will walk the entire neighborhood to review all the Common Area walls, etc. for work.
 - All checks are going to be mailed to Cathy Hughes each month for signature. She will then get the needed co-signature.

CORRESPONDENCE

- A. A letter dated 3/22/16 was sent to the owners at 17705 Rosedown authorizing them to have a dumpster on their driveway during their remodeling work so long as they abide by our conditions.
- B. A letter dated 3/22/16 was sent to the owners of 17730 Rosedown thanking them for addressing the trash and debris in their backyard as we requested.
- C. A Notice of Fine dated 3/22/16 was sent to the owner of 18137 Chretien regarding the garage violation. Fines now total \$600.
- D. An email dated 3/23/16 was received from our attorney providing a quote for updating our Bylaws and CC&Rs.

UNFINISHED BUSINESS

- A. **Garage Violation at 18137 Chretien** – We have not received any information from the owner or the renter. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to fine the owner another \$200 for this violation. Motion carried.
- B. **Update of Bylaws and CC&Rs** – We have a proposal letter from the attorney stating that the cost of updating our documents will be between \$4,000 and \$7,000 for the legal fees. Additionally, there will be postage, envelopes, copies and secretarial time involved (approximately another \$2,500). Discussion. Tabled.

NEW BUSINESS

A. Approval of Electronic Authorization Form - In accordance with State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the authorization form attached to these minutes. Motion carried unanimously.

With no further business to be brought before the Board, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday May 12, 2016 at 4 p.m. at the EVCC.