

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

September 11, 2014

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, September 11, 2014 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, Kay Agriesti at 4:00 p.m.

Directors present: Kay Agriesti, Greg Kritzer, Helen Beaumont, Cathy Hughes, and Ron Filson.

Directors absent: None.

Also present: Jim Dillard, Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the minutes from the regular Board meeting of 8/14/14 as written. Motion carried.

MEMBER PARTICIPATION

- A. **ARC Report** – Ron Filson reported that there was one approval for a Patio II home (12049 Tretagnier – replace windows) since the last Board meeting.
- B. Jim Dillard (17631 Parlange Pl.) was here regarding the neighbor's pipe replacement that occurred at 17625 Parlange. He feels that tree roots from the Common Area caused the damage to the pipe. He brought photos showing that the tree in question was dying and that tree roots were near the pipes. The roots were initially cut when the first pipe repairs were made about 6 months ago by this owner. They did not contact the Association at that time. He feels that this Board is not working on behalf of the individual owners. He also feels that the Board is not responsive in keeping the bushes trimmed off of his wall. He also feels that the Board is not equally enforcing the garage parking restrictions.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Contractor Report/Punch List Items** – The items on the punch list were reviewed. The application of herbicide for the nut grass is next week. Mr. Filson would like to have a Pro-Scape employee with the contractor doing the spraying. Discussion on whether or not we should spray all the turf areas for the nut grass. Pro-Scape still needs to add color to some of the entry planters, but they are waiting until the heat passes. The solar water timer on Escala is having problems and will be checked. Discussion on having a temporary 6th worker during this busy time of the year. Pro-Scape has been unable to find anyone for this temporary position. It is recommended that the tree at 17752 Bellechase be removed. It is right over a water line and is raising the soil. The bid for the work is \$300. A motion was duly made by Helen Beaumont and seconded by Ron Filson to approve this removal for \$300. Motion carried. Pro-Scape has started the work to replace a lot of the sprinkler heads. The owner at 17730 Rosedown had to do some repairs and had to remove some of the Association shrubs. This owner has agreed to pay for the replacement plants. Discussion on possible winter projects. There was a main line break on the slope behind Tretagnier that was repaired.
- **Rabbit Removal** – Pro-Scape was unable to get the new contractor out for an eradication treatment. Said he would come out next week.

Committee Reports (continued)

- **Removal of 4 Front Yard Trees on Rosedown** – Last month the Board had approved up to \$1200 for removal of 4 trees. However, there were actually 5 front yard trees that had to be removed for a total cost of \$1350. Discussion. A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the additional \$150. Motion carried.
- **Water Main Repair at 17625 Parlange (Owner billed \$200)** – The owner wrote and requested a copy of the invoice from Pro-Scape for this charge. This was sent and they were given until 9/30/14 to make payment.
- **Bee Hive in Wall at 17763 Bellechase** – Mr. Filson spoke with the owner and the owner is addressing this issue by removing the bush in his yard and having a pest control contractor open the wall to remove the bee hive.
- **Tree Removal Requests from Owners:**
 - **12077 Tretagnier** – The owner has agreed to pay \$1000 for the removal of 2 large pine trees behind his home and sent in his check and signed agreement. Union Tree has been contacted to remove these trees next week.
 - **17770 Rosedown** – The owner has requested the removal of 2 Pine trees behind this home. The arborist reviewed the trees and he does not recommend removal. A motion was duly made by Ron Filson and seconded by Greg Kritzer to deny the request at this time. Discussion. Motion carried. These trees are scheduled to be trimmed in 2015. A reply letter will be sent.
 - **18189 Chretien** – The owner was here last month and asked for the removal of a Pepper tree in the Common Area, at his expense, that is blocking his view. The Board members viewed this tree from this property and the street below. We have another letter from this owner asking for removal. The arborist reviewed the tree and does not feel this tree should be removed. Mr. Filson surveyed the surrounding owners to get their opinion and the majority was opposed to this tree being removed. The tree can be trimmed more often if the owner wishes to pay for it. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to deny the request for removal and then allow the owner to pay for additional trimming of this tree. Motion carried. A reply letter will be sent.
- **Tree Inspection by Arborist** – The arborist walked with the Board and made recommendations regarding the care of the trees. He also recommended removal of approximately 16 trees in the next section to be trimming in 2015. Discussion. These will be done when the tree trimming work is done in January. The cost for this review by the arborist was \$530.
- **Removal of 15 Small Pine Trees Below 12077 Tretagnier** – The arborist does not recommend any of these trees be removed. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to not remove any of these trees at this time. The Board will review these trees again next year. Motion carried.
- **Water Report** – The Board reviewed the water report. We are using less water than the last 2 years for the same time period, but the cost of water has gone up from \$4.01 per HCF to \$4.62 per HCF. Discussion. It was noted that there is a lot of water run-off on the property. Pro-Scape will address this issue. It was suggested that we look at replacing some small turf areas with drought tolerant plants.

Committee Reports (continued)

B. Finance – Cathy Hughes

- **Financial Statement (8/31/14)** – The financial statement ending 8/31/14 was reviewed and approved. We are over budget on operating expenses year-to-date by \$14,343. This is mostly due to water which is \$12,826 over budget to date.
- **Delinquent Accounts** – There are 2 owners delinquent by 30 days each.
- **2015 Budget** – A budget worksheet was sent to the Board members in order to begin work on the 2015 budget. The Board will hold a special meeting to review the budget figures on 9/16 at 8:30 a.m. at the community center.

C. Home Inspections – Kay Agriesti

- **2014 Home Inspections** – Ms. Agriesti has reviewed all the properties and follow up letters will be sent this week giving owners 30 days to respond.

D. Newsletter – Helen Beaumont reported that the next newsletter will go out in October. Discussion on articles.

E. Welcoming – Helen Beaumont did not welcome any new owners.

F. Hardscape – Greg Kritzer

- **Repairs by City to Broken Curb** – The City has not made any repairs.
- **Repairs to Pony Walls** - \$1500 was approved last month for this work. The bid came in at \$1530, but we had a \$200 credit. The final cost was \$1370. The work was done and looks good.

G. President's Report – Kay Agriesti

- Recommended that Board members attend the free legal symposium on 11/7.
- Concern about the condition of the City streets.
- Discussion on the letter we had sent to the Golf Course regarding the Palm trees. It was suggested we follow up with a personal visit.

CORRESPONDENCE

- A. On 8/18/14 the “Acknowledgment of Satisfaction of Judgment” was sent to the Small Claims Court advising them the SureFire Recovery has paid the judgment in full.
- B. A letter was received on 8/19/14 from the owner at 12023 Versailles complaining about dead patches in the lawn at this address and would like to see the Pine trees on Versailles trimmed so that they are no taller than the height of the houses. Discussion. A reply letter will be sent.
- C. A letter was received on 8/19/14 from the owner at 17715 Devereux again asking for clarification on the Home Inspection request he received.
- D. A letter was received on 8/19/14 from the owner at 17770 Rosedown requesting the removal of two Pine trees behind this property in the Common Area.
- E. A letter dated 8/21/14 was sent to the owner at 17763 Bellechase asking him to remove the beehive in the front stucco wall that he owns. A reply letter was received regarding possible removal of a bush in the Common Area to access this section of wall. He also asked if the Association has any liability for this matter. Finally, he feels that a telephone number should be included in future letters for easier contact of the Board. Ron Filson was asked to contact this owner.
- F. A letter dated 8/21/14 was sent to the owners of 12077 Tretagnier returning their check for \$1000 for removal of 2 trees since their last letter of 7/3/14 had conditions on the removal of these trees that the Board would not agree to. A reply letter dated 8/28/14 was received from the owners agreeing to the removal of only the 2 Pine trees, along with their check for \$1000.

Correspondence (continued)

- G. A letter dated 8/21/14 was sent to the owners of 17625 Parlange thanking them for attending the last Board meeting but denying their request to reconsider who is responsible for the \$200 repair cost to their main water line to their house. A reply letter dated 8/24/14 was received requesting a copy of the invoice the Association paid to Pro-Scape for these repairs. A follow up letter dated 9/10/14 was sent to this owner with a copy of the Pro-Scape invoice and a request for payment by 9/30/14.
- H. A letter dated 8/21/14 was sent to the owner of 17639 Parlange about storage inside the garage that did not allow for two vehicles to be parked inside. The owner was given 30 days to remove the storage and call Kay Agriesti for an inspection of the garage.
- I. A letter dated 8/21/14 was sent to the owner of 18189 Chretien thanking him for attending the last Board meeting and advising him that the Board members wanted to review the tree he is requesting to be removed before making their decision.

UNFINISHED BUSINESS

- A. **Surveyor for Parlange** – Tabled.
- B. **Use of Drought Tolerant Plants on Slopes** – Kay Agriesti has the names of 3 contractors who do drought tolerant work and will begin contacting them, along with a representative from the City.
- C. **Garage Violation at 17639 Parlange** – The owner has until 9/21 to comply with our letter asking that the garage be cleaned out so that two vehicles can be parked inside.

NEW BUSINESS

- A. **Date of October Meeting** – The Recording Secretary has asked if the October meeting can be delayed a week until Thursday, October 16. The Board agreed to this change.

With no further business to be brought before the Board, the meeting adjourned at 5:57 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: Thursday, Oct. 16, 2014 at 4 p.m.