

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

November 12, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, November 12, 2015 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 4:04 p.m.

Directors present: Kay Agriesti, Greg Kritzer, Ron Filson, Cilla Kersey and Cathy Hughes.

Directors absent: None.

Also present: Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the minutes from the regular Board meeting of 10/8/15 as written. Motion carried.

MEMBER PARTICIPATION

A. Disciplinary Hearing for 18105 Chretien – The owner was sent a notice to appear at this time if the required work from the Home Inspection was not completed. We did not hear from this owner but the requested work has been completed.

B. ARC Report – Ron Filson reported that 3 applications from Patio II owners were received. Two were approved and one was tabled, awaiting more information.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The punch list was reviewed. All turf areas were aerated. All bushes are being trimmed. They have almost completed the slope replant along Rosedown. They will be patching small dead grass areas with seed and cover. They will do the following during the winter months: root control of Pear trees along Devereux and assess the dead turf areas for Spring renovation projects.
- **Tree Trimming Bids** – There are 135 trees to be trimmed on the slopes and in the park areas. We have a bid of \$17,500 from Union Tree. Discussion. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the bid from Union Tree for \$17,500. Motion carried. The work will start on December 7 and take about a week. There is a Palm tree on the golf course that is damaging our drainage culvert. Union Tree will cut it down for \$700. We have talked with the golf course and they will not remove this tree. However, they will clean up the debris from the cutting of that tree if we do the work. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the removal of this tree for \$700. Motion carried. The golf course will be trimming a California Pepper tree that is over-hanging our property. There are 7 trees planted by the #3 tee that the golf course agreed to trim. We will ask the golf course to remove some of those trees. Kay Agriesti asked about 2 Pine trees below Rosedown that may need to be addressed. The Board will review these trees.
- **Landscape Contract** - The landscape contract comes up on 12/31/15. They are requesting a 1% increase. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the 2016 contract with Pro-Scape for \$19,145 per month. Motion carried.
- **Status of Water Conservation Measures** – Moisture Manager was applied to all the lawns. The MP Rotator heads continue to be installed. Should be done by the end of next week.

Committee Reports (continued)

- **Bid for Relandscaping Work Along Devereux** – Estimate of \$2,500 to relandscape this area. Discussion on the plants being recommended. The Board would like a drawing and to see samples of the plant material. Pro-Scape will bring this to the next meeting.
- **Landscape Requests from Owners:** None.
- We have had a lot of broken valves and backflow leaks. There have also been a lot of problems with tree roots damaging water lines to homes. Next month we will discuss removing some trees where the roots are damaging the plumbing.
- **Water Report** – The water report was reviewed. We are way under budget on water use.

B. Finance – Cathy Hughes

- **Financial Statement (10/31/15)** – The financial statement was reviewed and we are under budget by \$45,645. This is due to low water usage.
- **Delinquent Accounts** – There are no accounts that are more than 60 days past due.
- **Approve Audit Proposal** – We have a proposal from the CPA firm of AM Owens & Associates to do the annual audit and tax work for a fee of \$1,440. Last year we paid \$1,400. Discussion. A motion was duly made by Ron Filson and seconded by Greg Kritzer to approve the proposal for the audit and tax work for a fee of \$1,440. Motion carried.

C. Home Inspections – Kay Agriesti

- **2015 Home Inspections** – A total of 14 follow up letters were sent to owners who had not done the requested work or where additional problems were found. Six of those owners were given until today's meeting to comply. Two have not complied and hearing notices will be mailed out to these owners. One owner will be asked to repaint an entire wall.

D. Newsletter – Cilla Kersey reported that the newsletter was sent out last month with the budget. The Board complimented her on the newsletter.

E. Welcoming – Cilla Kersey reported that she has welcomed one new owner.

F. Hardscape – Greg Kritzer

- **Painting Rusting Electrical Boxes** – We cancelled having the Boy Scouts do this work because it was too extensive. The rusting electrical boxes may need to be changed out next year and bids will be obtained.
- **Repairs to Rusting Irrigation Control Boxes** – We have a bid of \$80 per box to paint these boxes. A motion was duly made by Greg Kritzer and seconded by Ron Filson to approve up to \$1,000 for this painting work. Motion carried.
- **City Repairs to Street Lights** – There are still 3 that need to be repaired. Still following up with the City.
- The City has said they will do repairs to most of the streets by March. The remaining streets will be done in the next phase.
- There is still a problem with the sidewalk on Tretagnier that the City has not addressed.

G. President's Report – Kay Agriesti

- An owner attempted to call Pro-Scape for a water emergency and could not reach anyone.
- Still unable to get the fire department out for an inspection.
- An owner emailed Ms. Agriesti about a noise complaint. This is not a Board issue and the owner will be directed to contact the Police if appropriate.

CORRESPONDENCE

- A. A letter was received on 10/12/15 from the tenant at 18137 Chretien Ct. regarding the garage inspection. The Board will discuss this under Unfinished Business.
- B. A Notice of Hearing dated 10/16/15 was sent to the owner of 18105 Chretien regarding the Home Inspection work not being done.
- C. A letter dated 10/31/15 was sent to Councilman Mark Kersey thanking him for meeting with the Board on 9/15/15.
- D. A letter dated 10/30/15 was received from Chuck Radloff (12077 Tretagnier Cr.) thanking the Board for addressing the bushes surrounding the utility box in front of his home in such a timely manner.
- E. A total of 12 "Opt Out" forms were received from owners who no longer wished to receive their coupon books. One was returned to the owner since they thought they could pay the assessment through Electronic Funds Transfer (EFT).

UNFINISHED BUSINESS

- A. **Garage Violations at 17730 Rosedown and 18137 Chretien** – The owners had until October 8, 2015 to comply. The owner at 17730 Rosedown asked for an extension until 11/1/15. He is requesting more time. The Board will give him until 12/10/15. The Board discussed the letter from the renter at 18137 Chretien. Since the owner is the one obligated to the Association, the Board cannot deal with the tenant unless the owner gives authorization. A follow up letter will be sent to the owner, with a copy to the tenant, giving them until 12/10/15 to comply.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 5:18 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Dec. 10, 2015 at 4 p.m. at the EVCC.