

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

February 12, 2015

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, February 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 4:01p.m.

Directors present: Kay Agriesti, Cathy Hughes, and Ron Filson.

Directors absent: Greg Kritzer and Helen Beaumont.

Also present: Jay Helms, Chuck Radloff, Cilla Kersey, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Ron Filson and seconded by Cathy Hughes to approve the minutes from the regular Board meeting of 1/8/15 as written. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Ron Filson reported that ARC met on 1/10/15 but there were no applications for Patio II.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Contractor Report/Punch List Items** – The punch list from today's walk through was reviewed. We are getting a bid from Union Tree Service for trimming the front yard trees in April. Pro-Scape will start to compare water use on individual valves where they are changing out the heads to the low volume rotator heads. Mr. Filson will come back to the Board with a bid to add some ornamental trees on the Tretagnier/Rosedown slope.
- **Status of Tree Removal Requests for 12009 and 12025 Tretagnier** – These trees, along with others, were removed as previously approved.
- Kay Agriesti noted some sprinklers on Tretagnier that are spraying into the street. Pro-Scape has adjusted them but they may need to be replaced.
- Kay Agriesti asked if Pro-Scape can provide a bid to refurbish the mulch path at the bottom of the slope along Escala.
- **Water Report** – The report will be next month

B. **Finance** – Cathy Hughes

- **Financial Statement (1/31/15)** – The financial statement for January 2015 was reviewed. We are about \$8100 under budget for the month.
- **Delinquent Accounts** – There are two accounts that are more than 60 days past due. Discussion. A pre-lien letter will be sent to the account that owes \$460.

C. **Home Inspections** – Kay Agriesti

- **2015 Home Inspections** – The Home Inspections for 2015 will begin in May.

D. **Newsletter** – Helen Beaumont was not present but the newsletter was sent out last month.

E. **Welcoming** – Helen Beaumont has not welcomed any new owners.

F. **Hardscape** – Greg Kritzer was not present.

- **Repairs by City to Broken Curb** – Not done yet. Still following up on with the City. Ron Filson also contacted the City on this item and was told it would be 8 months before the work is done.
- **Painting of Rusting Electrical Boxes** – To get bids for this work.
- **Notify City of Street Light Issue** – No report.
- **Bid to Repair Sidewalk at 17715 Devereux** – No report.

Committee Reports (continued)

G. President's Report – Kay Agriesti had no report.

CORRESPONDENCE

A. Biographical sketches were received from Chuck Radloff and Cilla Kersey for the Board elections.

UNFINISHED BUSINESS

A. Surveyor for Parlange – Ron Filson reported that he and Pro-Scape reviewed this area and determined the property lines. He would like to get an agreement from Duplexes to clean up their portion if we clean up our portion. That way it will ensure that the entire area is done. Kay Agriesti will contact the Duplexes on this matter.

B. Board Elections/Annual Meeting – There are 3 candidates running for the 2 Board positions. The ballots will be mailed out next week. The Annual Meeting will be on 3/12 at 5 p.m. At 3:30 p.m. that day a Special Meeting will be held to count the election ballots, followed by the regular Board meeting at 4 p.m. Discussion on refreshments. Helen Beaumont will oversee the refreshments.

C. Letters to City Councilman RE: Condition of Streets – The Board members have gathered signed letters from approximately 98 residents thus far. These letters, along with a cover letter from the Board, will be hand delivered to the Councilman's office within the next couple of weeks.

NEW BUSINESS

A. Amend IDR Policy – The State law regarding Internal Dispute Resolutions (IDR) has changed and allows members to bring attorneys with them for IDR meetings with the Board. The new law allows the Association to have an attorney also present at these meetings. Discussion. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve the following amendment to the IDR Policy and mail the change to all owners for their input prior to adoption by the Board at the June Board meeting: "*The owner may elect to have an attorney present at the IDR meeting so long as they give 5 days advance written notice to the Board so that the Association can also have their legal representative at the IDR meeting.*" Motion carried.

B. Discussion on possibly updating the CC&R's and on the date that they will expire.

C. Ron Filson reported that the Eastview Community Center is now operating their website and the information on the link to Patio Homes II has been updated.

With no further business to be brought before the Board, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Thursday, Mar. 12, 2015 at 3:30 p.m.**