

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

July 13, 2017

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, July 13, 2017 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 4:04 p.m.

Directors present: Ron Filson, Dan Porter, Cathy Hughes, Mandy Richins, and John Mullin.

Directors absent: None.

Also present: Gus Sakis, 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 regular Board meeting of 6/8/17 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Ron Filson reported that the ARC met and approved 2 applications and tabled two others for HOA approval for one unit on Tatia Court. The owner wants to install new attic air vents. Discussion. The Board does not feel that the vents being proposed are in keeping with the aesthetics of the neighborhood.
- B.** Gus Sakis will put an article in our newsletter regarding the ping pong table that was purchased for the Center.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Walk Through/Punch List Items** – The Board reviewed the items on the punch list. Pro-Scape will be working on fire prevention work (brush and weed removal, along with removal of pine needles on streets, slopes and on roofs). They are also treating the weeds in the grass. Some of the turf is stressed due to the heat and the rabbits. They are being addressed. French drain will be installed by 17704 Rosedown. Pressure regulators on the Colonnades slope are needed for the irrigation. A new irrigation valve on Tatia will be installed due to a break. Pro-Scape is supposed to be addressing the slope along the Golf Course. We will discuss with Pro-Scape about the shortage in employees for quite some time.
- **Landscape Requests from Owners:**
 - 12011 Versailles – Request to remove weeds in front lawn. Pro-Scape will address this issue.
 - 17621 Parlange – Concern over large Pine trees causing a fire danger and branches falling on the homes. We will get an arborist out to review these trees to get a recommendation.
- **Water Report** – The water report for the past two months was reviewed. Our water usage was way up the past two months due to the hotter weather.

B. Finance – Cathy Hughes

- **Financial Statement (6/30/17)** – The financial statement was reviewed and we are under budget by \$15,399. This is mostly due to water.
- **Delinquent Accounts** – There are 2 accounts that are over 60 days past due. Discussion. Letters will be sent to these owners advising them of the delinquency and if payment is not received within 15 days then their accounts will be turned over to the attorney.
- **New Bank Signature Cards** – All the Board members are now on the bank signature cards, with any two signatures required on every check or withdrawal.

Committee Reports (continued)

- **Moving Funds from Morgan Stanley** – We are looking at putting the funds into a Money Market Account at Union Bank.
- C. Home Inspections** - Mandy Richins
 - The 2017 inspections are completed. Letters were sent out to 40 owners where work is required giving them until 9/1/17 to complete the work.
- D. Newsletter** – The next newsletter will go out this month. We will include the Plumbing Policy and the form. We will also include the pages from the signed Restated Bylaws and CC&Rs. Also, the State requires that we now send out an annual form requesting updated mailing information for every owner. We will also have an article regarding the ping pong table at the Center. The newsletter will go out next week.
- E. Welcoming** – Mandy Richins has attempted to welcome two new owners who have not moved in.
- F. Hardscape** – John Mullin
 - **City Repairs to Street Lights** – Spoke with the City regarding the street light issues. The one post that is down is still missing. The City is supposed to get back to Mr. Mullin by next week on this post. He will continue to follow up with the City.
 - **Bid to Repair Association Walls and Metal Plates in Driveways** – Two bids were received for the repairs and painting work. Discussion. A motion was duly made by John Mullin and seconded by Ron Filson to approve the bid from Certa-Pro to repair and paint the marquis walls and repair the wall on a portion of Chretien for up to \$3800 for this work. Motion carried. We will wait until the fall to look at the painting of the pony walls and metal plates.
 - **“No Trespassing” Sign for Rosedown** – Dan Porter has looked into a “No Trespassing” sign behind Rosedown. The total will be about \$40. Discussion. A motion was duly made by John Mullin and seconded by Cathy Hughes to approve up to \$40 for the sign. Motion carried.
- G. President’s Report** – Ron Filson
 - Discussion on fencing behind the homes.

CORRESPONDENCE

- A.** A letter dated 6/4/17 was received from a previous owner demanding that we return \$1400 in fines that were collected in escrow. This will be discussed in New Business.
- B.** A letter dated 6/12/17 was sent to the owner at 18121 Chretien in response to her letter denying her request for the Association to pay for any of the repairs to the plumbing servicing her house that runs through the front Common Area.
- C.** A letter dated 6/15/17 was received from the owner at 17720 Rosedown complaining about people using the drainage culvert behind their homes as a path, many of whom go down to the lake to go fishing. This is not only a privacy concern but a safety issue if someone gets hurt on Association property. They suggest a sign and/or a barrier.

UNFINISHED BUSINESS

- A. Letters to Owners RE: Wall Repairs** – In May we sent letters to owners at 11962 Corte Tezcuco, 17650 Tatia, and 11956 Voisin requesting them to make repairs to the exterior walls that face other streets behind their homes within 60 days. We will send follow up letters to all.

NEW BUSINESS

- A. Request to Refund Fines** – We received a letter from a previous owner demanding that we return fines of \$1400 that were collected in escrow. Discussion. The fines were levied over a period of almost a year and the owner was given ample time to correct the CC&R violation during that time and possibly have the fines rescinded. Since the violation was not corrected

New Business (continued)

and we had to have our attorney write to the owner, the Board does not feel that the fines should be returned. A letter to that effect will be sent to the owner.

With no further business to be brought before the Board, the meeting adjourned at 5:19 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Aug. 10, 2017 at 4 p.m.