

BOARD OF DIRECTORS MEETING

June 10, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, June 10, 2008 at the Eastview Community Center, pursuant to the notice thereof sent to all Board members.

It was determined that a quorum was present and the meeting was called to order by the President, Kay Agriesti at 7:01 p.m.

Directors present: Kay Agriesti, Ron Filson, Doug Evans, Paula Taylor, and Kay Rodricks.

Directors absent: None.

Also present: Paul Rothstein, Tom & Joan Francis, Jim Vitalle, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Doug Evans and seconded by Ron to Filson approve the minutes from the previous Board meeting of 5/13/08 as written. Motion carried.

MEMBER PARTICIPATION

- A.** Paul Rothstein (11970 Corte Tezcuco) sent a letter to the Board regarding his concern over changes his neighbor at 11962 Corte Tezcuco was making in the back yard. He feels that these changes may affect the structural integrity of his slab. He stated that the neighbor did not seek ARC approval for these changes. Kay Agriesti called him and said that his letter was forwarded to the ARC for review. Also, he complained that there is an odor from the neighbor not picking up after his dog. These issues have been going on for the past few years.
- B. ARC Report** – Joan Francis reported
- The ARC has looked at the situation with Mr. Rothstein. The owner at 11962 Corte Tezcuco had submitted plans a couple of years ago for the work in the back yard, which were approved. But the work was not done at that time and the approval expired. He submitted an application yesterday, but without any signatures of neighbors. The ARC is requesting that the owner provide plans and obtain the signatures of his neighbors.
 - The metal arbor at 17795 Rosedown was removed from the Common Area.
 - Letters were sent out last month from the Patio II Board regarding the dividers in the bathroom windows at two homes on Devereux. These changes were done by previous owners. ARC recommends that we write to them and allow the change, but if they ever change them out again, they must have the windows changed to include the dividers.
 - There are now no longer any shake roofs in Patio I. There are 9 left in Patio II, but we have an application to change out one on Bellechase. Discussion.
 - The owner at 18189 Chretien has submitted a request to use a stamped concrete in his Exclusive Use Area that looks like flagstone, but he also wants to put it on the sidewalk from the house to the driveway. This will need to be approved by the Patio II Board. The Board agreed to this change and will send the owner a release of liability form so that he is aware that they are responsible for maintenance of this new walkway.

Member Participation (continued)

- One of the homes that will be rebuilt is asking for a variance to move the fireplace and put windows all along the back of the house. However, the fireplace will not have a chimney but a metal vent on the back of the house. The ARC is awaiting drawings of how this will look before they will consider this change.

C. Tom Francis was here to observe the meeting.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** – Jim Vitale provided information on the safety requirements for the workers and they are attempting to make sure that the workers comply. The April punch list items are done and the majority of the items on the May punch list are done. The June punch list was submitted for review. Mr. Vitale will now be attending the Board meetings.
- **Walk Through/Punch List Items** – The Board reviewed the punch list for June. Discussion on item 4 to change out the color to sod at Rosedown. Also, work to be done in items 5, 6 and 7 on the median on Devereux was discussed. The Board approved all items, except item 6. The cost of this work is under the \$500 that Mr. Filson is authorized to spend. Mr. Filson is doing a walk through each weekend and emailing his notes to Vitale on Monday morning to follow up. Mr. Filson reported that the cost of the work on the last two punch lists were as follows: \$1799.80 for April and \$508.65 for May.
- **Tretagnier Slope Plan** – Will not do any more work at this time.
- **Tree Removal Requests from Owners** – Four requests were reviewed:
 - ◇ 17776 Bellechase – owner wants all 4 of the trees behind the house removed due to fire danger. Mr. Filson recommends we remove one of the inside trees and clean up the other trees. Discussion.
 - ◇ 17785 Rosedown – The owner wants the two palms by the wall removed. Mr. Filson agrees that they should be removed.
 - ◇ 17718 Bellechase – The tree between the two homes is lifting the driveway and is obstructing the drain for the yard. Mr. Filson recommends that this tree be removed.
 - ◇ 17770 Rosedown – Owner requests that the dead tree limbs between Rosedown and Tretagnier be removed.

A motion was duly made by Ron Filson and seconded by Paula Taylor to approve the bid of \$1000 for this tree work as described above. Motion carried.

- **Tree Review on Colonnades** – Need to have the fire consultant review.
- **Cleaning Out of Golf Course Swale** – Kay Agriesti reported this is done.
- **Landscaping on West Side of Escala** – Will address this area during the summer.
- **Backflow Repairs** – Doug Evans and Kay Agriesti reported they met with Ahlee Backflow to review the backflow units and pressure regulators. He explained why we have to have water pressure regulators on the backflow units. He gave us a proposal of \$9640 to replace the pressure regulators on the units, replace 4 backflow units, and make repairs. Discussion on this cost and also on security devices for the backflow units. The security issue will be reviewed at a later date. A motion was duly made by Kay Agriesti and seconded by Ron Filson to approve \$9640 for this work, with \$5136 of

Committee Reports (continued)

the money to come from the Reserves, \$2345 out of operating expense, and \$2159 out of the fire insurance money. Motion carried.

- Mr. Filson has a copy of the bill from Vitale for May irrigation parts for \$670. This bill is being held up for payment. He is very concerned about the cost that we are paying for these parts. Mr. Filson will meet with Vitale to review their costs.
- **Cool Shade Trees Program** – Kay Agriesti asked Kay Rodricks to research this matter further to see if homeowner associations can qualify for the free trees.
- **Smart Controllers** – Kay Agriesti asked Ron Filson to start looking into this further for the future for water conservation. Discussion.
- **Front Yard Driveway/Sidewalk Replacements (first 10 homes)** – We have an estimate of \$31,723 for this work. We are awaiting another bid. We need to get bids for replacing the landscaping on the front yards as at least one may need to be done in July. Mr. Filson will get these bids.

B. Finance – Doug Evans

- **Financial Statement (5/31/08)** – The financial statement ending 5/31/08 was reviewed and approved. We have \$24,437 in Reserves. We only need about \$21,000 at this time.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – Still have a lien on one house. Two others are less than 30 days in arrears.
- **Insurance Funds** - We continue to monitor these expenses.
- We had an issue with a lender using a Fannie Mae loan. Fannie Mae loans now have a requirement that homeowner associations put 10% of their income into Reserves each year. We do not have to comply with this regulation.

C. Home Inspections – Paula Taylor

- **Home Inspections for 2006** – Discussion on the status of the one home that has not complied 11956 Voisin Ct. The owner's insurance company will be paying for renovation work at this house that will correct the issues from our 2006 inspection.
- **2007 Inspections** – Still following up on those who have not completed the work. There are only a few left.
- **2008 Inspections** – The inspections will start this month on Devereux, Parlange and Rosedown. Post cards were mailed out to schedule appointment times. Discussion on the need for re-inspection. A re-inspection will be done when there are a lot of corrections that need to be made.

D. Newsletter – Paula Taylor reported that the next newsletter will go out in July after the Board meeting.**E. Hardscape** – Doug Evans/Kay Rodricks

- **Lights in Eastview** – One light was replaced. Still other lights need to be addressed. Working with the City and with the City councilman to get the repairs done.
- **Street Work in Eastview** – Working with the City councilman's office on getting work done.
- **Bid to Repaint Common Walls on Colonnades, Rosedown & Bellechase** – Doug Evans has a bid of \$6,050 to paint the walls in question. Discussion. It was decided to proceed with the walls on Rosedown for \$1550 and the monument wall at Colonnades for \$1500. A motion was duly made by Kay Agriesti and seconded by Ron Filson to

Committee Reports (continued)

approve up to \$3050 for the painting of the Rosedown walls and the monument wall at Colonnades. Motion carried.

- **Driveway at 17780 Rosedown** – We need to get a bid for the repairs.
- **Vitale Concrete Work** – Kay Rodricks to get bid from Vitale for some concrete work.

F. **Welcoming** – Kay Rodricks reported she welcomed one new owner.

G. **President's Report** – Kay Agriesti

- **Neighborhood Watch** – We have all our block captains in place.

CORRESPONDENCE

- A. Lawsuit filed April 11, 2008 against the Association by Mr. and Mrs. Yevteyev regarding the loss of their home in the fires. This was turned over to our insurance company and will be discussed in Executive Session. Also, a letter dated May 30, 2008 from our insurance company on this lawsuit.
- B. A letter dated 5/12/08 was received from the property manager at the Bernardo Pines Homeowners Association asking us to clean up the burned trees on the slope behind their apartments along the freeway. They claim that this slope belongs to our association. A reply letter dated 5/21/08 was sent stating that until we have proof that this is our property, we do not intend to do this work.
- C. A letter dated 5/19/08 was sent to J. Vitale Landscape to remind them not to touch the artificial turn lawn at 17650 Tatia Court as this area belongs to the homeowner.
- D. A reply letter dated 5/19/08 was sent to the Michael Barber returning his pre-paid assessments for July through December 2008, along with a coupon payment book, per his request. We also advised that his driveway repairs will be done when the other driveways are poured on the new homes.
- E. Letters dated 5/19/08 were sent to the owners at 17691 and 17671 Devereux regarding bathroom window replacements that don't match the original design. They were asked to submit as architectural application by 6/15/08.
- F. A letter dated 5/29/08 was received from the owners of 18183 Colonnades asking for an exemption on building the wooden shelves on the front of their new home. This request was forwarded to the ARC for review.

UNFINISHED BUSINESS

- A. **Reconstruction of Homes Damaged in Fire/House Plans Approved** – No new plans have been presented. There are only 2 left to be presented for approval.
- B. **Grant Money for Common Areas/Report on RB United Meeting** - Kay Agriesti reported that we were turned down for our grant money as they only want to fund individual homeowners. We are trying to get funds through an SDG&E grant.
- C. **Web Page for Association** – Kay Rodricks asked if the Board wants to have a website or web page on the site for the Community Center. Discussion. The Board agreed to do a page under the Community Center website and include our minutes, agenda, forms and newsletter. Ms. Rodricks will serve as the Association's liaison on this matter.

NEW BUSINESS

- A. **HOA Expo (6/28)** – Kay Agriesti encouraged Board members to attend this free meeting.
- B. **RB Inn Clean Up Near Pond** – Kay Agriesti reported that the pond area looks very bad. We will ask Manoo Kazemzadeh, our representative to the RB Inn, to request that they clean up this area.

New Business (continued)

- C. Bernardo Pines Request** - We had a request from Bernardo Pines HOA for us to clean up the area behind their property, down to the Cal-Trans fence. Kay Agriesti talked with our attorney and it does not appear that any of the land in question belongs to our Association. Ms. Agriesti has contacted the property manager for the Bernardo Pines HOA and provided the maps that show this area.
- D.** The next Board meeting will be on Tuesday, July 8, 2008 at 1 p.m.
- E.** There will be an open house by the builder of the 10 home in our area on 6/29.

With no further business to be brought before the Board, the meeting adjourned at 9:30 p.m. and went into Executive Session to discuss a lawsuit brought against the Association by an owner who lost his home in the fires.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, July 8, 2008 at 1 p.m.