

[Unofficial until adopted by the Board at the next meeting.]

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

July 8, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, July 8, 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 1:00 p.m.

Directors present: Kay Agriesti, Ron Filson, and Kay Rodricks.

Directors absent: Paula Taylor and Doug Evans.

Also present: Joan Francis, Jim Vitalle, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of 6/10/08 were reviewed and the following corrections were noted: 1) On page 2, under "Member Participation", the first bullet at the top of the page should read, "The owners of 12061 Tretagnier are asking for a variance to their renovation plans to move the fireplace ..."; 2) On page 3, under "Finance", the fifth bullet, second sentence should read, "The lender now has a requirement that homeowner ..."; 3) On page 3, under "Home Inspections", the third bullet last sentence should read, "A re-inspection will be done when there are major corrections that need to be done."

A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve the minutes from the previous Board meeting of 6/10/08 as corrected and the minutes of the Executive Session Meeting of 6/10/08 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Joan Francis reported on the following:

- 17770 Bellechase – there are holes in roof due to debris from fires. Kay Agriesti spoke with the management company about the holes in the roof and the sign on the property.
- The ARC has been discussing the replacement of the front yards and driveways on the homes lost in the fire. As long as the association will replace with the same type of landscaping, no ARC approval will be needed. If there are any changes to the landscaping, then we would have to get ARC approval. Also, with the driveways, unless they are the same look, they would require ARC approval. Discussion on the HOA not using the stamped concrete for replacement in the driveways. The replacement driveways with the stamped concrete would be more costly, so the Board had decided not doing the stamped concrete. Discussion.
- We have had reports of a couple of water line breaks in front yards. These are the pipes from the City meter to the home and are the responsibility of the individual homeowner to repair. Will put a reminder in the newsletter about contacting the City when there is a broken pipe to the house.
- It was noted that Patio I has painted all their backflow units a dark green to devalue the brass and they look good. She asked if Patio II is planning to do the same. Kay Agriesti reported that Doug Evans will be taking care of this painting work.

COMMITTEE REPORTS:**A. Landscape** – Ron Filson

- **Contractor Report** – Jim Vitale reported that the Parlange slope has been cleaned up. The golf course still has not cleaned out their culvert. Vitale will be finished with the renovations on the corner areas tomorrow. Ron Filson asked about the watering schedule. Vitale is watering lawns 5 days, with an extra day if really hot, and the slopes are watered 3 days a week. Mr. Filson noted that the slope on Tretagnier is not getting proper water coverage. Vitale is correcting a wiring problem. Mr. Filson asked Vitale to date when the work is done on the invoices that show irrigation work. Kay Agriesti stated that the Board would like Vitale to do an inspection of the irrigation in the front yards for the 10 homes that are being rebuilt and draw up a schematic as to what is still functioning and the locations. We need to know what is working so we can get bids for the relandscaping work. Need this information by 9/1/08. Kay Agriesti asked that Vitale recheck all the backflow units that were installed by Ahlee to check on the water pressure.
- **Walk Through/Punch List Items** – Reviewed the punch list from 7/7/08. Total cost of materials for work to be done is \$676. Discussion. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the punch list items of 7/7/08 totaling \$676. Motion carried.
- A punch list has been generated of areas that have spots in the lawns that need attention. Some of the problems are due to water or rabbits. Have tried some seeding, but most has failed. Will try some sod in some of these areas when the weather is cooler.
- **Tree Removal Requests from Owners** – No requests from owners. Mr. Filson noted that there are some diseased trees on the Escala. We have a bid of \$1100 to remove 3 trees. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the tree removal at a cost of up to \$1100. Motion carried.
- **Tree Review on Colonnades** – Fire consultant reviewed the trees and feels they can wait until the next time we trim trees before any additional work is done.
- **Landscaping on West Side of Escala** – Have talked with JRS Trees. Based on their recommendations there are about 33 trees that would need to be removed. We have a bid of \$60 per tree to remove, including stump grinding, for a total of \$1800. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve up to \$1800 to remove the 33 trees along Escala. Motion carried.
- **Backflow Repairs** – Ahlee Backflow has completed all the repairs for a total cost of \$9640.
- **Smart Controllers** – We have a proposal from Vitale that Mr. Filson will review and get back to the Board.
- **Front Yard Driveway/Sidewalk Replacements (first 10 homes)** – We have two contractors to provide bids for the work and will be looking for others. We need to provide specifications for them to work off of. Mid-September is the tentative date for installing the landscaping, weather permitting. Discussion.
- **Cool Shade Trees Program** – Kay Rodricks reported that she has called and talked with them the organization in charge of this program. They seem to be more interested in trees for shade at private residences. She will work with Mr. Filson to see if the trees they offer are acceptable for our area.
- **Water Symposium Report** – Doug Evans was not present. Tabled.

Committee Reports (continued)**B. Finance** – Doug Evans not present.

- **Financial Statement (6/30/08)** – The financial statement ending 6/30/08 was reviewed and approved. We are over budget for the month, but under budget year-to-date.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – Still have a lien on one house. Two others are over 30 days in arrears. A pre-lien letter from the attorney has been sent to one of these owners.

C. Home Inspections – Paula Taylor was not present

- **Home Inspections for 2006** – The one home to be done is being handled by the homeowner's insurance company.
- **2007 Inspections** – Still following up on those who have not completed the work.
- **2008 Inspections** – The inspections have been completed and most have been mailed to the 46 owners. Ron Filson reported that most of the items were insignificant.

D. Newsletter – Paula Taylor will be putting together the newsletter to go out this month. Articles are due by the 15th.**E. Hardscape** – Kay Rodricks

- **Lights in Eastview** – The one on Chretien Court has been repaired.
- **Street Work in Eastview** – Doug Evans is following up with the City.
- **Repaint Common Walls on Colonnades, Rosedown & Bellechase** – The work has been completed.
- **Driveway at 17780 Rosedown** – Vitale wants to try and grind down the raised portion of this driveway. This will be included in the Vitale concrete work bid.
- **Pouring of Driveways for Homes Burned Out** – Kay Agriesti reported that we have received 3 bids. Discussion. A motion was duly made by Kay Agriesti and seconded by Ron Filson to approve the contract for \$31,723 for the driveways and walkways for first 10 homes being built by the contractor. Discussion on including stamped concrete on a couple of the driveways. We can decide on this at the next meeting. Motion carried.
- **Vitale Concrete Work** – The stamped concrete part of the driveway at the end of Belle Helene is raised and was added to our list of work. The total bid is for \$2566. However, we will remove one of the items and change the amount for the work at 17780 Rosedown to just grinding the concrete. Kay Rodricks will go back to clarify the bid. Discussion. A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve up to \$1800 for concrete work. Motion carried.
- Ron Filson reported that some of the electrical plates on the sidewalks and in the green areas need to be checked and painted. Kay Rodricks will talk with Dan Barrios, as he works with SDG&E, about getting them to do this work.

F. Welcoming – Kay Rodricks reported there are no new owners.**G. President's Report** – Kay Agriesti

- **Neighborhood Watch** – Called and asked an owner to be the coordinator for Neighborhood Watch. We are awaiting his answer. Trying to find a block captain for Colonnades.
- Myrna Evans wrote to the Board regarding a problem with some owners who walk their dog on the base of the slope behind her home. This is creating a privacy issue for her and has become a nuisance. The Board will write to this owner. Ms. Agriesti will ask

Committee Reports (continued)

our attorney about signs on slopes indicating that people should not be walking in these areas.

- Attended Prescott seminar which was also attended by all the Presidents of the 4 Boards in Eastview. As a side note, they are looking at a joint meeting to discuss updating the CC&R's for all of the Associations at a cost savings.
- There are 8 shake roofs left in Patio II. Ms. Agriesti would like to get some cost estimates for roof replacements and then have members of the Board meet with these 8 owners to discuss changing out their roofs.
- The October 14th Board meeting will be in the library due to another event in the main room at the Center.

CORRESPONDENCE

- A. Letters dated 6/18/08 were sent to the owners at 17671 and 17691 Devereux regarding the changing of the bathroom windows in the units. These changes were made by previous owners without ARC approval. The Board will allow the changes to remain and apologized to the owners for any inconvenience our initial letter caused.
- B. A letter dated 6/18/08 was sent to the owner of 18189 Chretien giving approval for the stamped concrete over the front walkway so long as this owner signs an agreement to maintain the walkway. The owner did sign and return the agreement.
- C. A letter dated 6/30/08 was received from the owners of 18183 Colonnades stating that they would be at the next ARC meeting to discuss their request for a variation on their rebuilt home.
- D. Several letters were received from the law firm representing the Association in the lawsuit. These will be discussed in Executive Session.

UNFINISHED BUSINESS

- A. **Reconstruction of Homes Damaged in Fire/House Plans Approved** – No plans have been submitted for the two vacant lots.
- B. **Grant Money for Common Areas/Report on RB United Meeting** – Kay Agriesti reported that RB United is hiring a landscape architect that they will make available to our association. We will publish in the newsletter the upcoming fire information meetings for the homeowners and encourage them to attend. We still do not have any new information on getting any grant money.
- C. **Web Page for Association** – Kay Rodricks reported that the website page is up and running. There is a link for Patio II. Agendas, minutes, newsletters, and Neighborhood Watch information will be posted. Kay Agriesti may include a President's message. Discussion on having an email address for the Board. Kay Rodricks will check on this matter.

NEW BUSINESS

- A. **RB Inn Clean Up Near Pond** – The swale is looking bad and needs to be cleaned out. Ron Filson has talked to the RB Inn about having this cleaned out and will follow up.
- B. Ron Filson would like to have Vitale proposals and invoices go to him first so that he can check on everything before they are forwarded to the rest of the Board and the bookkeeper.

With no further business to be brought before the Board, the meeting adjourned at 3:11 p.m. and the Board 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, August 12, 2008 at 1 p.m.