

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

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

August 12, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, August 12, 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, Kay Rodricks, Doug Evans, and Paula Taylor.

Directors absent: None

Also present: Tom & Joan Francis, Dan & Francie Barrios, Cal Watson, John Agriesti, Frances Dillard, Jim Vitalle, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of 7/8/08 were reviewed and the following corrections were noted: 1) On page 2, under "Committee Reports", item "A", fourth bullet, second sentence should read, "... some diseased trees on the Escala slope."; 2) On page 2, under "Committee Reports", item "A", ninth bullet, first sentence should read, "We have two contractors that have provided bids ..."; 3) On page 2, under "Committee Reports", item "A", tenth bullet, first sentence should read, "... she has called and talked with the organization ..."; 4) On page 3, under "Committee Reports", item "E", seventh bullet, first sentence should read, "... electrical plates on the sidewalks and in the grass areas ...".

A motion was duly made by Paula Taylor and seconded by Doug Evans to approve the minutes from the previous Board meeting of 7/8/08 as corrected and the minutes of the Executive Session Meeting of 7/8/08 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis gave a brief history of the ARC and asked that the Board notify ARC when any decisions are made by this Board regarding ARC matters. Apparently there was discussion by Board members on a particular issue, not at a meeting, but it was not a formal decision or action by this Board. The homeowner involved felt that he had official Board approval and ARC was unaware of the circumstances. The Board agreed that ARC would be informed of any formal decisions.
- B.** Joan Francis had a request for a walkway from her back gate to driveway. They will have to remove two HOA bushes, which they will replace. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to approve the request. Motion carried.
- C.** Tom Francis attended the RB United Wildfire meeting. About 11 homeowners from our community attended. They stated about 80% of the homes caught fire due to flying debris. They also stated there is a 99% chance that homes with wooden roofs will burn in a fire. They also discussed other fire safety issues. They did discuss some landscaping, but the only tree they don't recommend is the Fan Palm. On another matter, Mr. Francis is requesting that the Board put the issue of hiring a professional management company back on the agenda.
- D.** Dan Barrios is concerned about the bark and mulch on the west side of Escala. He noted that the bark was on fire and blowing during the wildfires last October. He did check with

Member Participation (continued)

the Fire Marshall and the bark and mulch are permitted up to 6" deep before they are considered a fire danger. However, he is still concerned with having the bark and mulch in this area. He appreciates that the burned trees on the west side of Escala were removed, but he would like to see some beautification of this area.

Also, there was a petition submitted by homeowners on Chretien, which he did not sign, about the removal of several of the pine trees. The problem is with the dropping of the pine needles onto the street and concern over the fire danger. Mr. and Mrs. Barrios do not want these trees removed as they feel it will leave too large of a gap between the trees and will detract from the aesthetics of the neighborhood. They are also concerned over the noise issue if the trees are removed.

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

- **Contractor Report** – Jim Vitale discussed the problem of pine bark beetle. There are two products that can be injected in the trees to treat them, if the infestation is caught early. He recommends that we use one of these products if we have any other infected trees. We have lost several trees due to this problem. Mr. Filson asked that Mr. Vitale inspect the pine trees to see if any of the trees are infected. Mr. Vitale also noted that the brass valves on Parlange are getting too old and are not working properly. A bid was submitted to replace these valves.
- **Walk Through/Punch List Items** – The Board reviewed the punch list from 8/8/08. There are 9 items on the list and the total cost to do all the bid items will be \$2177. Discussion. Item #1 for \$800 is for tree replacements on the west side of Escala and would come out of the fire fund. On item #4, regarding the replacement of some Canary Island Pines, there was discussion on using different trees due to the pine bark beetle infestation. Mr. Filson will get recommendations on other tree options. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve items 1-3, 5-6, and 8-9 on the punch list of 8/8/08 for a total cost of \$1140. Will wait on doing item #4 to look at other tree options and we will not do item #7. Motion carried. We also have bids for valve replacements. The one on Devereux had to be done for a cost of \$293.96. We have a bid of \$587.92 to replace 2 valves on Parlange. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve \$881.88 for the valve replacements. Motion carried. Discussion on irrigation bill for the month.
- **Possible Removal of 16 Trees on Escala, Behind Chretien** - A petition was submitted by about 13 residents on Chretien asking for 21 trees to be removed. They cited issues of overcrowding of the trees, needle drop, and fire danger. They wanted all of the needle bearing trees to be removed (which were 21). They compromised on having 16 trees removed. We have a bid of \$1700 for the removal of these trees. Discussion. Mr. Filson feels that the Board should look at the crowding issue and the aesthetics before making a decision. The pine needle drop will stop in a few weeks. Cal Watson, who signed the petition, also feels that the overcrowding of these trees may affect the health of the trees. Francie Barrios wants to be sure that the Board replants if they remove any of these trees. Tom Francis asked if these residents who want the trees removed were willing to pay for the removals. Mr. Watson said that they were not. Discussion on whether or not the trees block noise. Mr. Filson will set up a meeting with the entire Board to review the trees, with Mr. Watson and Mr. and Mrs. Barrios in attendance.

Committee Reports (continued)

- **Tree Removal Requests from Owners** – Kay Agriesti had one phone call yesterday from an owner about a tree removal, but we will wait for the paperwork from the owner.
- **Status of Tree Removals Approved Last Month** – We took out 4 trees behind Bellechase due to the pine bark beetle. There are now two more that have the beetle and we have a bid of \$250 to remove these two trees. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the \$250 expenditure to remove the two diseased trees. Discussion. Motion carried.
- **Landscaping on West Side of Escala** – The replacement trees were already approved on the punch list items.
- **Smart Controllers** – Tabled at this time.
- **RB Inn Clean Up** - The golf course has cleaned out their swale. They were very compliant.
- **Front Yard Replacements (first 10 homes)** – There are a couple of neighboring yards that will also need to be replaced at the same time due to damage to the irrigation, etc. We have 3 contractors to bid on this work using plants that are on our existing pallet. We will have to re-do all the irrigation due to all the damage. The driveways will have to be poured first and all the homes completed before we do any of this work. It will probably be in winter before we need these bids.
- **Cool Shade Trees Program** – Kay Rodricks reported that there are no trees available to us under this program.
- **Water Symposium Report** – Doug Evans reported that he attended a seminar about how homeowner associations can save money. By 2012 the DWR will have standards in place on the type of equipment that can be used as replacement material. They recommended water audits every five years and perhaps read our water meters at least monthly. They recommend reducing turf areas and lowering water use. Discussion.

B. Finance – Doug Evans

- **Financial Statement (7/31/08)** – The financial statement ending 7/31/08 was reviewed and approved. We are over budget for the month, but under budget year-to-date. We currently have \$25,030 in Reserves, but this will be lowered by about \$5000 for the recent backflow work. We will need to revise the Reserves for 2009. We have \$121,468 left in the fire fund.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are 4 delinquent accounts. A lien has been filed on Lot 313. A motion was duly made by Doug Evans and seconded by Ron Filson to authorize the attorney to place a lien on Lot 244 as the delinquent assessments have not been paid. Motion carried.
- **Begin Work on 2009 Budget** – Need to have a budget approved at the October Board meeting. The Board needs to have a preliminary meeting to review the figures for 2009. Mr. Evans will schedule that meeting.

C. Home Inspections – Paula Taylor

- **Home Inspections for 2006** – Work has started on the one house that was not completed. Will remove this item from the agenda.
- **2007 Inspections** – A few are left to be followed up on.

- **2008 Inspections** – All the inspections have been done, but only half the letters have been sent out. Items of fire concern were noted on the inspections and they were told
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Committee Reports (continued)

to consult the fire marshal. Ms. Taylor thanked Ron Filson, Kay Rodricks and Tom Francis for helping with the inspections.

- E. **Newsletter** – Paula Taylor reported that the newsletter was sent out in July. It was decided to do a special newsletter in September dealing with fire related issues, water conservation, and the beetle infestation.
- E. **Hardscape** – Doug Evans/Kay Rodricks
 - **Lights in Eastview** – Mr. Evans reported that the two lights were repaired.
 - **Street Work in Eastview** – Mr. Evans will follow up with the City.
 - **Driveway at 17780 Rosedown** – Ms. Rodricks reported that Vitale did grind down the high spot on the driveway.
 - **Driveway at 17655 Belle Helene** - Ms. Rodricks reported that Vitale did grind down the high spot on the driveway and we will have to repaint the stamped concrete. Also did grinding of the driveway on Bellechase and will have to repaint the stamped concrete at that location.
 - **Rusting Electrical Plates in Sidewalk and Grass** – Ms. Rodricks said that SDG&E will not do the painting work. We will have our landscaper do this painting.
 - **Front Wrought Iron Gate Design** – Tabled.
 - **Pouring of Driveways for Homes Burned Out** – The Board is still looking at putting some type of brick work in some of these driveways. We also need to check on the bid to see what walks are specified in the bid.
 - **Vitale Concrete Work** – Ms. Rodricks reported that Vitale will start the work next week to patch the concrete areas and do the repair on Parlange. Ron Filson brought up a problem with stepping stones on Rosedown. Discussion. We will have our landscaper level them out.
- F. **Welcoming** – Kay Rodricks welcomed a new resident on Chretien.
- G. **President's Report** – Kay Agriesti
 - **Neighborhood Watch** – Last Saturday night there were two break-ins at the homes under construction. Mary Kay Kazemzahed has volunteered to serve as block captain on Colonnades.
 - **Wildfire Classes** - We will include information in the upcoming newsletter.
 - We did get a letter from Milco Construction regarding problems they are having with the neighbors about wall repairs. Milco billed the HOA for these walls. Since the walls belong to the neighbors, we returned the invoices and advised that they needed to work out these issues with the neighbors and were not the responsibility of the Association.

CORRESPONDENCE

- A. A letter dated 7/11/08 was received from the ARC asking to be informed of any changes in the front Common Area landscaping or driveways for the 2007 wildfire replacement homes.
- B. A letter dated 7/11/08 was sent to Mr. and Mrs. Oleg Yevtehyev about them walking their dog on the Common Area slopes, not having the dog on a leash, and not cleaning up after their dog. They were asked to cease all of these practices.

- C. A letter dated 7/24/08 was received from the attorney representing the Association in the lawsuit matter. This will be discussed in Executive Session.

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UNFINISHED BUSINESS

- A. **Reconstruction of Homes Damaged in Fire/House Plans Approved** – Still have two homes that have not submitted any plans.
- B. **Grant Money for Common Areas/Report on RB United Meeting** – Kay Agriesti reported that there have not been any RB United meetings the past two months. They still are not providing grant money to any homeowner associations. They are hiring a landscape architect to work with the 4 homeowner associations that had the worst damage. Also, the City may waive the \$2000 permit fee for relandscaping. We hope to have the landscape architect out here within the next 6 weeks. Ms. Agriesti has also signed an agreement for a grant application.
- C. **Web Page for Association** – Kay Rodricks reported that we had to modify our website to remove all private information (phone numbers, etc.). The site is up and running and looks good.

NEW BUSINESS

- A. **Bylaw and CC&R's Revision** – Discussion on amending the documents.
- B. **Shake Roofs** - The Board members are attempting to meet with owners who still have shake roofs to try and convince them to change out their roofs. Kay Agriesti reported that there are new building codes that state all shake roofs need to be changed out when they reach 25 years.

With no further business to be brought before the Board, the meeting adjourned at 3:19 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, September 9, 2008 at 1 p.m.**