

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

September 9, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, September 9, 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 1:05 p.m.

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

Directors absent: None

Also present: Tom & Joan Francis, John Agriesti, and Reza Jahadi.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Ron Filson and seconded by Doug Evans to approve the minutes from the previous Board meeting of 8/12/08 and the minutes of the Executive Session Meeting of 8/12/08 as written. Motion carried.

MEMBER PARTICIPATION

- A. **ARC Report** – Joan Francis reported that ARC had several requests to review at its meeting. The garage door windows at 11964 Voisin Court (Miller) were not in compliance with the approved windows. Ms. Francis is working with the owner and the contractor to correct the situation. ARC will also be reviewing a gate design for 18189 Chretien Court (Barrios). Ms Francis asked Patio II to send a letter to ARC requesting that they consider decorative wrought iron gates. ARC to contact owner of 18197 Chretien Court vacant lot to verify architect has plans and understands approval process.
- B. Tom Francis presented a spreadsheet of “Financial Analysis for Management Company” for the Board to use when considering the 2009 Budget.
- C. Dr. Reza Jahadi (17704 Bellechase) informed the Board of the problem with pine needles dropping in his yard. He offered to pay for replacement trees and was concerned about a fire risk. Ron Filson reported that it is common for pine trees to drop needles in the summer and it should stop in a few weeks. He stated the trees would be laced and thinned in December. Kay Agriesti asked Dr. Jahadi if he could wait three months to evaluate the situation again at that time after the lacing and trimming. Dr. Jahadi agreed.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale was not present as he was hospitalized.
- **Walk Through/Punch List Items** – Mr. Filson presented a punch list of items to address. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve the items to be done on the punch list for a cost of \$230. Motion carried. Irrigation parts for the month totaled \$665.30, of which \$113.64 will come from the fire insurance fund.
- **Possible Removal of 16 Trees on Escala, behind Chretien** – The Board reviewed the trees in question after the last meeting. A motion was duly made by Ron Filson and seconded by Doug Evans to accept the bid from JR Tree Service for \$1880 to cut down 13 trees for overcrowding (\$1430); remove three diseased trees (bark beetle); and one pine on Bellechase slope for aesthetic reasons (\$450). Motion carried.

Committee Reports (continued)

- There was a discussion about the palm trees at 11956 Voisin Court (Johansen) that were damaged in the wildfires and had many dead fronds hanging down. The owner is having restoration work done at this time on the home. Mr. Filson agreed to call the owner to see if she would have the landscaper trim or remove these trees now. If necessary we will send a letter.
- **Tree Removal Requests from Owners:**
 - ◊ Owners at 12049 Tretagnier Circle requested that three trees be removed for view purposes. Mr. Filson requested that Board members look at trees before making a decision.
- **Status of Tree Removals Approved Last Month** – This was done.
- **New Trees for the West Side of Escala** - New trees have been planted. All trees along Escala will be laced in December.
- **Smart Controllers** - Tabled.
- **Front Yard Replacements (first 10 homes)** - Front yards will be evaluated by prospective landscapers during the week of September 15. Bids will be submitted and installation will depend on completion of homes. The job will start when all Miltco homes are completed and their adjacent affected neighbors agree. Irrigation bids will be a separate line item for insurance purposes.
- Additional plants were discussed for a couple of areas. It is recommended that we add 20 pepper trees for the Voisin slope since we took out several pine trees and it's pretty bare. Also, we should add two flats of periwinkle for the Devereux monument area and fill in bare lawn areas with sod. Total bid is \$1157 for this work. A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve up to \$1157 for this additional plant material. Motion carried.
- Kay Agriesti requested that Pampas grass on Tretagnier/Rosedown slope be removed as it is a fire hazard.

B. Finance – Doug Evans

- **Financial Statement (8/31/08)** – The financial statement ending 8/31/08 was reviewed and approved.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – Lot 313 will most likely go to auction. The bank is to finish building the house. There is one other foreclosure notice and a lien notice. The Board discussed the need to budget for loss of dues from foreclosures.
- **2009 Budget** – Mr. Evans presented a proposed budget for 2009, which the Board reviewed. The Board will need to approve the budget before the November Board meeting. Ron Filson will talk to Vitale about reducing the increase in his landscape contract.

C. Home Inspections – Paula Taylor

- **2007 Home Inspections** - A few remain to be finalized.
- **2008 Home Inspections** - Inspection reports are being returned. Report signed off for 17780 Rosedown Place (Barber) prior to close of escrow. Two other homes are for sale on Rosedown (17716 and 17710). The owner at 17715 Devereux is a non-resident owner and is requesting an extension until he returns in February to complete the work on his home. The Board agreed to give him an extension until 3/1/09. A letter will be sent.

- D. **Newsletter** – Paula Taylor reported that the newsletter will be sent out by the end of September with an emphasis on fire safety and fire-related issues.

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Committee Reports (continued)

E. **Hardscape** – Doug Evans/Kay Rodricks

- **Lights in Eastview** -Work completed. Will remove from agenda.
- **Street Work in Eastview** – Since we are not getting any information from the City, we will remove this from the agenda.
- **Repainting Stamped Concrete in Driveway at 17655 Belle Helene** – Completed.
- **Painting Rusting Electrical Plates in Sidewalks and Grass Areas** - Kay Rodricks to follow up with Vitale Landscape on doing this work.
- **Front Wrought Iron Gate Design** - ARC is working on this and will submit an article for the newsletter.
- **Pouring of Driveways for Homes Burned Out** – The Board previously approved a bid for \$31,723, plus \$500 each for each of six driveways that previously had stamped concrete to be replaced with two brick bands. This contract is with Vidovich Construction. Vitale Landscape will have someone on-site when the driveways are poured and Ron Filson recommended that an irrigation sleeve should be installed under each driveway and walkway.
- **Vitale Concrete Work** – Work has been completed.

D. **Welcoming** – Kay Rodricks reported that there were no new residents to welcome.

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

- There is a free legal symposium on October 17. No Board members are available to attend.

CORRESPONDENCE - Tabled.

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 RB United is still seeking additional grant money for us.
- C. **Web Page for Association** – Kay Rodricks asked if we should post the budget on the website. This will be discussed with the recording secretary for input.
- D. **Bylaw and CC&R Revisions** - Tabled until after the first of the year.
- E. **Shake Roofs** - Tabled

NEW BUSINESS

- A. Ron Filson will get an estimate for increased irrigation reimbursement from fire from our insurance company.
- B. Due to scheduling conflicts, there will be no October Board meeting.

With no further business to be brought before the Board, the meeting adjourned at 4:00 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,

Paula Taylor,

Secretary

NEXT BOARD MEETING: **Tuesday, November 11, 2008 at 1 p.m.**