

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

November 11, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, November 11, 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: Jim Vitale, Dan Barrios, Joan Francis and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of 9/9/08 were reviewed and the following correction noted: On page 2, under "Committee Reports", 8th bullet from the top, it should read, "Kay Agriesti requested that Pampas grass on Tretagnier/Rosedown slope be removed or poisoned they are a fire hazard."

A motion was duly made by Paula Taylor and seconded by Doug Evans to approve the minutes from the previous Board meeting of 9/9/08 as corrected and the minutes of the Executive Session Meeting of 9/9/08 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis reported that she received a request from the owners at 17776 Bellechase for a temporary redwood fence next to the vacant lot until they get a permanent wall when the new home next door is built. ARC will review. Also, the ARC guidelines are included in the new telephone directory.
- B.** Dan Barrios asked about the letter he sent about the definition of "reasonable amount of time" for the two vacant lots to do their reconstruction. It was noted that a van had parked overnight on one lot with someone sleeping in the vehicle. Also he asked about the schedule for installation of the front yard landscaping. Kay Agriesti reported that we are working with the attorney on the two lots that have not been rebuilt. She also stated that the Board will be discussing the front yard landscaping later in the meeting.

COMMITTEE REPORTS:

- A. Landscape** – Ron Filson
- **Contractor Report** - Jim Vitale gave us a bid of \$500 for re-seeding work.
 - **Walk Through/Punch List Items** – Mr. Filson reviewed the punch list of items with Mr. Vitale. Discussion. Most of this work has been completed. There may be a City water leak at 17631 Parlange. This has been reported to the City. Kay Agriesti asked about the Pampas grass on the City property. She asked that Vitale put poison on them to get rid of them.
 - **Status of Tree Removals Approved at the 9/9/08 Meeting** – This work was done.
 - **Tree Removal Requests from Owners:**
 - ◇ 12049 Tretagnier was denied for her request to remove trees in the Common Area.
 - **Front Yard Replacements (13 homes)** – We have received bids from 2 contractors for the relandscaping work at 13 homes. Discussion on the bids. The Board would

Committee Reports (continued)

prefer the use of schedule 40 PVC pipe from both contractors. Discussion on perhaps waiting until the new homes have completed their rear yard landscaping. It was decided to write to the owners whose homes are being completed to remind them that they have to have ARC approval for backyard landscaping and advising that the front yard landscaping will be done soon. The Board will find out how many homes are expected to be done within the next few weeks and then decide at the next meeting how many homes to do in the first phase.

- **Status of Plants Approved at the 9/9/08 Meeting** – These were all installed. The Board reviewed and approved the landscape extra bills paid to Vitale.
- **Schedule Tree Trimming for Escala, Bellechase, Belle Helene, Tretagnier, Devereux and Rosedown Slopes** - We have a bid of \$17,700 for trimming work, which includes removal of one more pepper tree on Chretien and removal of 10 dead trees below the Tretagnier slope. A motion was duly made by Doug Evans and seconded by Ron Filson to approve \$17,700 for this tree work, with \$5000 of that amount to be paid in 2008. Motion carried.
- **Request for Tree Removals and Fire Break Work Behind 17795 Rosedown** – The owners wrote to the Board about removal of trees, trimming of trees, etc. Mr. Filson spoke with the owners and met with Vitale to review the area. There is a question on who owns the property; some may belong to the RB Inn. The Board does not want to remove the 6 trees in question unless so directed by the fire marshal. A reply letter will be sent to this owner asking for documentation from the fire marshal on the requirement to remove these trees.

B. Finance – Doug Evans

- **Financial Statements (9/30/08 and 10/31/08)** – The financial statements ending 9/30/09 and 10/31/08 were reviewed and approved. We have \$20,074 in Reserves, which means we are over-funded slightly.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are 3 delinquent accounts. Two have been liened. Discussion on taking them to Small Claims Court to collect. The Board will discuss this again at the next meeting.
- **2009 Budget** – The Board reviewed the budget figures as presented. A motion was duly made by Doug Evans and seconded by Ron Filson to approve the 2009 budget as presented with the monthly assessment remaining the same. Motion carried.
- **Audit Proposal** – A motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the audit and tax preparation proposal from the firm of Lanning and Owens in the amount of \$900. Motion carried.

C. Home Inspections – Paula Taylor

- **2007 Home Inspections** – Still a few haven't returned their forms.
- **2008 Home Inspections** – Starting to get back the signed forms. Will only re-inspect if there was significant work to be done. Will send out follow up letters next month.

D. Newsletter – The newsletter went out in October and was very well received. Next newsletter will go out in January.**E. Hardscape** – Doug Evans/Kay Rodricks

- **Painting Rusting Electrical Plates in Sidewalks and Grass Areas** – This has been done.
- **Front Wrought Iron Gate Design** – Has been approved by ARC.

Committee Reports (continued)

- **Pouring of Driveways for Homes Burned Out** – Seven driveways have been poured so far. Two more will be poured this week. We have one driveway that has cracked. Discussion. Kay Rodricks will follow up on this matter.
 - **Paint Wall at Bottom of Chretien** – Need to have this work done in 2009. Paula Taylor also addressed the inside of the wall on Rosedown and a few more small walls to include on this bid. We will get some bids for this work.
 - Graffiti on the Escala wall was painted over.
 - Need to replace the missing “No Dumping” sign on the west side of Escala.
- F. **Welcoming** – Kay Rodricks reported she welcomed three new residents. Kay Agriesti suggested that the Board bring a plant to each of the fire victims as they move back in. The Board approved up to \$250 for this expense.
- G. **President’s Report** – Kay Agriesti
- **Neighborhood Watch** – None.

CORRESPONDENCE

- A. A letter dated 9/16/08 was sent to the owner of 12065 Tretagnier confirming the agreement for tree work in their yard and requesting payment to JR Tree Service in the amount of \$700.
- B. A letter dated 9/18/08 was sent to the owner of 17715 Devereux granting his time extension for the Home Inspection work until 3/1/09.
- C. A letter dated 9/24/08 was received from Dan and Francie Barrios (18189 Chretien) asking when the two vacant lots will be required to rebuild. We have addressed this with our attorney and will discuss this in Executive Session.
- D. A letter dated 10/1/08 was received from Joan and William Brusseau (17795 Rosedown) requesting removal of the following from the Common Area behind their home for fire safety: 6 pine trees, dead or dying brush, dead or dying trees, trim up trees, then out existing trees, and quarterly clear out dead or dying ground cover.
- E. A letter dated 10/17/09 was sent to the owners of 12049 Tretagnier advising that the Board was denying their request to have trees removed in the Common Area behind their home.
- F. Letters were received from State Farm Insurance requesting additional information on the claim for additional irrigation repair costs.
- G. Letter from Talisman Barbosa (17770 Rosedown) regarding various items, including the tree in their front yard and the noise from the freeway. Ron Filson reported that the tree has been removed.

UNFINISHED BUSINESS

- A. **Reconstruction of Homes Damaged in Fire/House Plans Approved** – There are still two lots that are not rebuilding at this time.
- B. **Grant Money for Common Areas/Report on RB United Meeting** – Kay Agriesti reported that there does not appear to be any grant money available for homeowner associations. The City is going to drill and kill all the new fan palms growing up behind Eastview.
- C. **Web Page for Association** – Kay Rodricks reported we have had about 1000 hits on the site.
- D. **Bylaw and CC&R Revisions** – Tabled until later next year.

Unfinished Business (continued)

- E. Shake Roofs** – There are only 6 homes that will have shake roofs to be replaced. There is a City ordinance that they must replace the shake roof when the house reaches 25 years of age. There is another 4 years left on most of these homes.
- F. Increased Insurance Reimbursement for Irrigation Repairs** – Doug Evans submitted invoices totaling \$24,830 for additional irrigation repairs to our insurance company. State Farm issued a check yesterday for \$18,602.90.

NEW BUSINESS

- A. Addendum to Secretarial Contract** – The addendum for the secretarial contract for 2009 was reviewed and calls for an increase in the hourly rate from \$26 to \$27. A motion was duly made by Kay Agriesti and seconded by Kay Rodricks to approve the 2009 addendum to the secretarial contract as presented. Motion carried.
- B. Complaint About Freeway Noise** – This issue has been pursued with the City by other homeowners and they have been turned down. Discussion. The Board may be able to plant some larger trees in that area.
- C.** Due to scheduling conflicts the December Board meeting will start at 10 a.m. on 12/9/08.

With no further business to be brought before the Board, the meeting adjourned at 2:59 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 and the two vacant lots.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, December 9, 2008 at 10 a.m.