

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

December 9, 2008

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, December 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 10:04 a.m.

Directors present: Kay Agriesti, Kay Rodricks, Doug Evans, Paula Taylor, and Ron Filson (arrived late).

Directors absent: None

Also present: Jim & Frances Dillard, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of 11/11/08 were reviewed and the following correction was noted: On page 3, under "Correspondence", item "D", the last sentence should read, "... trim up trees, thin out existing trees, and quarterly ...".

A motion was duly made by Paula Taylor and seconded by Doug Evans to approve the minutes from the previous Board meeting of 11/11/08 as corrected and the minutes of the Executive Session Meeting of 11/11/08 as written. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Kay Rodricks noted that the homeowner at 17792 Bellechase has installed a soft water conditioner in the Common Area in front of the garage. We need to send a letter to the owner stating that he must have the approval of the both this Board and the ARC.

Discussion on the broken roof tiles at 17770 Bellechase. Kay Agriesti is working to get them repaired.

B. Jim Dillard (17631 Parlange) reported that he checked with his insurance company yesterday about the coverage on his home. He feels he is under insured and asked if the Board had suggestions. He suggested we put something in the newsletter to remind owners to check their insurance policies to make sure they have adequate coverage. The Dillards submitted a landscape work request for work on the rear slope in September and asked for a status report. Mr. Dillard noted that there are more tree sprouts coming back up from the tree that was cut back. Also, some of the palm trees are growing back up. Also, a neighbor is concerned about the pine trees dropping too many leaves. These items will be checked.

Mr. Dillard also asked about the water problem in front of his home in the SDG&E box. The Board has been unable to locate the source of the water and SDG&E will not take any action on this matter. Our Board will be coring the box and the curb to drain the water and installing a French drain to alleviate the water problem. We had a similar problem on Rosedown which we handled in the same way.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale could not be present. They are cleaning along the Escala area and have installed 20 one gallon Honeysuckle plants along Escala to fill in

Committee Reports (continued)

under the trees. Discussion. The lawns we scalped and reseeded are looking good. This was done as an experiment in some areas so we may want to do this in more areas next year.

- **Walk Through/Punch List Items** – Reviewed the items on the punch list. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to approve items 1-5 for a total cost of \$567.83. Motion carried.
- **Tree Removal Requests from Owners:** No requests have been submitted.
- **Front Yard Replacements (13 homes)** – Discussion on the bids received (approximately \$42,000 and \$31,000) and the details of the proposed contract. The Board wants the contractor to use all new heads and replace all the plants. A motion was duly made by Ron Filson and seconded by Doug Evans to award the contract for landscape installation work to Pro-Scape for a cost of \$31,387. Motion carried. The work will start in the next couple of weeks. Will get an estimate on completion of the work.
- **Schedule Tree Trimming for Escala, Bellechase, Belle Helene, Tretagnier, Devereux and Rosedown Slopes** - The trimming work is underway. Discussion on disposal of the cut trees. Mr. Filson will get a bid to remove all the cuttings.
- Kay Agriesti asked if Mr. Filson met with the RB Inn. Mr. Filson did meet with their representative and they said they will do the clean up requested on their property when they have time available this winter. Discussion. Mr. Filson will follow up after the first of the year.
- Kay Agriesti asked about a winter project for this year. She suggested we replant the scalped area with red apple cuttings and add irrigation. Discussion. Mr. Filson will get a bid. Mr. Filson said that we already have a few projects in place.

B. Finance – Doug Evans

- **Financial Statement (11/30/08)** – The financial statement ending 11/30/08 was reviewed and approved. We have \$20,324 in the Reserves, which is slightly over what is needed. \$112,173 is left in the insurance account for fire damage repair.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – Our delinquents are now at over \$9000. Liens have been placed on 2 properties. A motion was duly made by Doug Evans and seconded by Ron Filson to write off \$5500 in bad debt for Lot 313 since the bank has foreclosed on this home. Motion carried. A motion was duly made by Doug Evans and seconded by Kay Rodricks to pursue collection of this money in Small Claims Court, depending on what our attorney says about this idea. Motion carried.
- A motion was duly made by Doug Evans and seconded by Ron Filson to pay JRS Trees an additional \$8000 in this fiscal year toward the tree trimming work that is currently being done. We have already paid \$5000. Motion carried.

C. Home Inspections – Paula Taylor

- **2007 Home Inspections** – Still a couple to go.
- **2008 Home Inspections** – There are several that have not responded. We will send reminder letters.

D. Newsletter – Next newsletter will go out in early January.**E. Hardscape** – Doug Evans/Kay Rodricks

- **Pouring of Driveways for Homes Burned Out** – There are 4 driveways left to be poured.

Committee Reports (continued)

- **Paint Wall at Bottom of Chretien** – Need to do repairs and repaint the wall on the inside of Chretien and some on the outside of the wall. We will have this painted. Also checked the wall on Rosedown and we will wait on painting this wall. There are a couple of small walls on Parlange that need to be repaired and painted. This will be done at the same time.
 - **Replace “No Dumping” Sign on Escala** – The two signs were replaced.
- F. **Welcoming** – Kay Rodricks reported she had no new residents to welcome.
- G. **President’s Report** – Kay Agriesti
- **Neighborhood Watch** – Nothing to report. Will put some information in the newsletter about getting information to the block captains.

CORRESPONDENCE

- A. A letter dated 11/19/08 was sent to the owners of 17795 Rosedown in reply to their letter regarding fire safety concerns in the Common Areas.
- B. A letter dated 11/19/08 was sent to the owner of 17770 Rosedown in reply to her letter regarding a front yard tree and freeway noise.
- C. A letter dated 11/19/08 was sent to the owners of 17782 Bellechase asking them for the status of their lot as to whether they plan to rebuild if it does not sell.
- D. A letter dated 11/19/08 was sent to the owners of 18197 Chretien asking them for the status of their lot as to whether they plan to rebuild on the lot or sell the lot.
- E. A letter dated 11/19/08 was sent to the owner of 17730 Bellechase regarding keeping their dog on the leash when out for a walk and not allowing the dog to urinate on the front lawn.
- F. A letter dated 11/19/08 was sent to the owners who are rebuilding their homes giving them a status report as to the front yard landscape replacement work.

UNFINISHED BUSINESS

- A. **Grant Money for Common Areas/Report on RB United Meeting** – Kay Agriesti reported that she has received information that there is no grant money available through Sempra. Discussion. This issue will be dropped from the agenda.
- B. **Web Page for Association** – Kay Rodricks had nothing to report. Remove from agenda.

NEW BUSINESS

- A. **Appoint Nominating Committee** – Kay Rodricks will chair the Nominating Committee and the other Board members will assist on this committee. Nominations must be received by 2/1/08.
- B. **Front Yard Renovations by Owners** - The Board had talked about the idea of allowing owners to renovate their front yards, according to our plans and using our landscaper, at the owner's expense. Will put this information in the newsletter.
- C. **Christmas Gifts** – A motion was duly made by Doug Evans and seconded by Ron Filson to approve Christmas gifts up to \$525 for the secretary, bookkeeper and landscape workers. Motion carried.
- D. Discussion on the slope relandscaping from the fire damage. We will get some bids for this work.

With no further business to be brought before the Board, the meeting adjourned at 12:02 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, January 13, 2009 at 1 p.m.