

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

January 13, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, January 13, 2009 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 1:04 p.m.

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

Directors absent: Kay Rodicks.

Also present: Jim Vitale, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of 12/9/08 were reviewed and the following corrections were noted: 1) On page 2, under the "Landscape Report", the 4th bullet from the top, the second sentence should read, "Discussion on disposal of the cut, dead trees on the Bellechase/Tretagnier slope."; 2) On page 2, under the "Landscape Report", the 5th bullet from the top, the second sentence should read, "Mr. Filson spoke with their representative ...".

A motion was duly made by Doug Evans and seconded by Ron Filson to approve the minutes from the previous Board meeting of 12/9/08 as corrected. Motion carried.

MEMBER PARTICIPATION

A. ARC Report – Kay Agriesti reported that the ARC disapproved the application for the water softener outside the house at 17792 Bellechase. Discussion on notification of the owner. The Board stated that since ARC was denying his application, they should be the ones to advise the owner of their decision.

Ron Filson reported that there was a problem with Common Area walls being destroyed during demolition of the fire damaged homes that now need to be rebuilt. The approved plans by the ARC should have asked that the Association walls be preserved, if possible during demolition. The Association is responsible to rebuild these walls.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale reported that they are getting ready to do the winter jobs in February. Mr. Filson thanked Mr. Vitale for all the work he has done this past year.
- **Walk Through/Punch List Items** – No list generated this time.
- **Tree Removal Requests from Owners:** 17715 Rosedown – request to remove one pine tree behind another home. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to deny the request since the tree is not directly behind his home. Motion carried. We will advise the owner that these trees will be trimmed in December.
- **Front Yard Replacements (13 homes)** – The work has started. Some of the properties don't have sidewalks yet, some still have the straw waddles, etc. There were only a couple of homes that we had to clean up the lots before the work could start.

Committee Reports (continued)

There is still a street sign leaning up against a tree. We will have our landscapers reinstall it. We are leaving an access path to a back yard on Voisin to allow the owner access for relandscaping their yard.

- **Schedule Tree Trimming for Escala, Bellechase, Belle Helene, Tretagnier, Devereux and Rosedown Slopes** - The trimming work has been completed and looks good. The contractor broke a lot of our irrigation heads, but they will pay for repairs.
- **Clean Up Work on Golf Course Property** – Pending.
- **Bids for Slope Relandscaping Due to Fire Damage** – Working on some areas already with adding red apple by Vitale under their contract. Getting bids to replant trees along the slopes that were burned.
- **Landscape Contract** – We have an addendum for the 2009 contract With Vitale Landscape calling for a 4.5% increase in the monthly fee. The new monthly fee will be \$17,856.96. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to approve the contract as presented, effective 1/1/09. Motion carried.
- Another SDG&E transformer box on Parlange is full of water. Mr. Filson will call SDG&E.
- We receive a bid from Vitale for pre-emergent for the lawns in the amount of \$4130 (2 applications – February and May). A motion was duly made by Ron Filson and seconded by Kay Agriesti to approve the pre-emergent bid of \$4130. Motion carried.
- Will do another tree trimming at the end of the year.
- Mr. Filson distributed \$300 to the landscape workers as Christmas gifts (\$100 to Gilbert and \$50 to each of the other workers).

B. Finance – Doug Evans

- **Financial Statement (12/31/08)** – The financial statement ending 12/31/08 was reviewed and approved. We are \$13,267 to the positive year-to-date in net income. We have \$20,524 in Reserves, which is \$921 over what was to be allocated. \$96,955 is left in the insurance account for fire damage repair. Had bad debt of \$5295 that we had to write-off.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have one delinquent account that has been liened. The owner now owes over \$1800. The Board will discuss possible foreclosure of this property in Executive Session. We will go to Small Claims Court to try and recover the \$5295 from Hoffman.

C. Home Inspections – Paula Taylor

- **2007 Home Inspections** – Still following up.
- **2008 Home Inspections** – Reminder letters were sent out to 8 owners who had not responded. They were given until 1/13/09 to reply. We had no responses. Discussion. The Board will send certified letters to these owners and request they attend the next Board meeting. An extension to 2/28/09 was given to the Kiangs (17730 Rosedown).
- **11956 Voisin** – The owner still needs to relandscape her back yard and do the exterior maintenance repairs cited in the inspection from 2006. We delayed action on the unit since she had some minor damage in the fires from 2007. The Board will send her a letter with a new inspection form and give her 60 days to do the requested work. Discussion.

Committee Reports (continued)

- D. Newsletter** – Paula Taylor reported that the newsletter was sent out last week. We have received a compliment on the article regarding the dryer vent issue.
- E. Hardscape** – Doug Evans
- **Pouring of Driveways for Homes Burned Out** – A total of 11 driveways are done, with 10 paid for at this point. There are still 3 driveways left to pour.
 - **Paint Wall at Bottom of Colonnades** – Working to get a bid for the repairs and painting of this wall.
 - **Driveway crack at 17671 Devereux** - Getting bid for repairs. We are also getting bids for repairs to a lifted sidewalk at 17765 Devereux.
 - The wall at 18161 Chretien was repaired for \$600. A motion was duly made by Doug Evans and seconded by Ron Filson to approve the \$600 for these repairs. Motion carried.
 - We have a bid of \$520 for repairs to a sidewalk due to damage done by SDG&E. We can put in a claim for reimbursement from SDG&E. A motion was duly made by Doug Evans and seconded by Ron Filson to approve the \$520 for the sidewalk repairs and to seek reimbursement from SDG&E. Motion carried.
- F. Welcoming** – Kay Rodricks was not present and had no new residents to welcome.
- G. President's Report** – Kay Agriesti
- **Neighborhood Watch** – Had a block captain resign on Versailles. Still need to find a Neighborhood Watch coordinator for Patio II.
 - Manoo Kazemzadeh reported that someone was attempting to start a fire in the canyon area. We need to make sure that this was reported to the police.

CORRESPONDENCE

- A.** A letter dated 12/15/08 was sent to the owner at 17792 Bellechase noting that the water conditioner unit installed beside the garage in the Common Area did not have ARC approval. The owner was directed to submit an architectural application by 12/23/08.
- B.** Letters dated 12/16/08 were sent to the owners who had not returned their signed Home Inspection forms for the 2008 inspections. They were given until 1/13/09 to reply.
- C.** A letter was received on 12/16/08 from Oleg Yevteyev in reply to our letter of 11/19/08 asking the status of their lot as to rebuilding their home.

UNFINISHED BUSINESS

- A. Report of Nominating Committee** – Kay Rodricks was not present, but is pursuing some leads. The rest of the Board is also looking for possible candidates. It was suggested that we post the solicitation for Board members on the website.
- B. Annual Meeting (3/10/09)** – The Board decided that the ballots would be counted at 3:30; the regular Board meeting would be at 4 p.m.; and the Annual Meeting would be at 5 p.m. Discussion on refreshments.
- C. Front Yard Renovations by Owners** – We need to include this information in the next newsletter. Discussion on allowing someone else do the installations other than Vitale. The Board could determine if another contractor could be used.

NEW BUSINESS

- A.** Doug Evans advised the Board that a Reserve Study needs to be done in 2009.

With no further business to be brought before the Board, the meeting adjourned at 2:51 p.m. and the Board went into Executive Session to discuss legal matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, February 10, 2009 at 1 p.m.