

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

February 10, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, February 10, 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 1:03 p.m.

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

Directors absent: None.

Also present: Joan Francis, Dan Barrios, Jim & Frances Dillard, Jim Vitale, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Paula Taylor and seconded by Ron Filson to approve the minutes from the previous Board meeting of 1/13/09 and the Executive Session meeting of 1/23/09 as written. Motion carried. The purpose of the Executive Session meeting was to discuss the pending lawsuit against the Association.

MEMBER PARTICIPATION

- A. Dan Barrios thanked the Board for the support and all of Ron Filson's efforts in getting things done at his home in the front yard.
- B. Jim & Francis Dillard asked about a wall on Parlange that needs maintenance and who owns the wall. He was advised that the wall in question is owned by the homeowner. He asked if the Association is responsible to repair damaged walls if our irrigation causes the damage. The Board stated that we do not make the repairs. It is the responsibility of the owners to notify the Board if there is a problem with the irrigation so that we can make corrections.
- C. **ARC Report** – Joan Francis reported a letter was sent to the owners at 17792 Bellechase denying their request for their water softener in its current location. They were advised to move it by 2/28/09 to either behind the wall or in the garage.
Kay Agriesti reported that she is working with the representative for the owner of 17770 Bellechase for work on the house, the yard and on getting roofing bids.
- D. **Hearings for Owners on Home Inspections:**
 - 17611 Parlange – Work is almost done.
 - 17621 Parlange – Work is done.
 - 17635 Parlange – Work is done.
 - 17639 Parlange – Work is done.
 - 17649 Parlange – Work is done. Owner wants us to show them where in the CC&R's they are required to do the work. Discussion. A reply letter will be sent citing the section in the CC&R's and asking them to talk to their neighbor about the location of the wood chips.

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

- **Contractor Report** - Jim Vitale reported on the Smart Controllers. The Hunter brand that he is recommending has not been approved by the Water Authority for the grant money. They are supposed to be approved within the next few weeks. We have until the first week in April to submit our application. Discussion. Mr. Filson will meet with Mr. Vitale on this issue. Pre-emergent was applied to the lawns last week.
- **Walk Through/Punch List Items** – No formal walk through this month. Minor work was done. The second application of pre-emergent will be done in May.
- **Tree Removal Requests from Owners:** There was a tree at 17681 Devereux that was causing damage from the roots. We had the tree removed. Two pepper trees were trimmed behind Chretien. Fire damaged trees in front yards were trimmed up. All this work was done for a cost of \$600 by JRS Trees. A motion was duly made by Doug Evans and seconded by Kay Agriesti to approve \$600 for this tree work. Motion carried.

Front Yard Replacements (13 homes) – The new plants were installed in all 13 yards and we added the yard at 17776 Bellechase. The installation of the lawns is now almost complete. We also had them clean up the vacant lots a little bit. The work looks very good. A lot of small glitches were found along the way. We will have a walk through with Pro-Scape next week to review the work. They will maintain the plants for the first 30 days, then it will be turned over to Vitale. We paid half the bill to Pro-Scape. Mr. Filson called the City about putting the street sign back up since the pole is broken and called some of the utilities to get broken boxes replaced.

- **Clean Up Work on Golf Course Property** – We have cleaned up some of the debris in that area. We will follow up with the golf course. Pending.
- **Bids for Replanting Trees on Burned Slopes** – Walked the slope behind Bellechase/Tretagnier to see how many trees we want to replace. We have about 15 Pine trees that will be placed low on the slope and then add another 38 Crepe Myrtle trees to give some height and color to the slope area. All trees will be 15 gallon in size. We also are looking at adding more honeysuckle. The Board objected to the use of the honeysuckle as it spreads out too much. We will look at another type of bush for the slopes. Will come back with a bid at the next meeting.

B. Finance – Doug Evans

- **Financial Statement (1/31/09)** – The financial statement ending 1/31/09 was reviewed and approved. We are \$6,491 to the positive year-to-date in net income. We have \$20,615 in Reserves. We are about \$647 under in our Reserves. A motion was duly made by Doug Evans and seconded by Ron Filson to transfer \$1200 from our operating account to the Reserves. Motion carried. We have \$96,355 left in the insurance account for fire damage repair. Discussion on items yet to be paid out of the fire funds and what we should do with any excess funds we may have. Mr. Evans suggested we consider setting up a Reserve item for irrigation changes that may be required due to water restrictions that will be coming online in the next couple of years.
- **Review and Approve Checks** – The Board reviewed and approved all checks. Mr. Evans will check on the payment to Epstein, Grinnell and Howell in January.
- **Delinquent Accounts** – A lot-book check was done on one of the properties in arrears. It appears that the house is over-encumbered. Therefore, we will pursue collection Small Claims court along with another property. There are 2 others that are 30 days in arrears.

Committee Reports (continued)**C. Home Inspections** – Paula Taylor

- **2007 Home Inspections** – This is completed.
- **2008 Home Inspections** – There are still 7 owners that were to do their work by the end of December. Some are in the process of doing their work. We will send reminder letters to these owners.
- **11956 Voisin** – The house will be re-inspected this week and a follow up letter will be sent to the owner giving her until April 15, 2009 to complete the work.

D. Newsletter – Paula Taylor reported that the next newsletter will go out after the March Board meeting, along with the audit. Ms. Taylor will do this edition as her last.**E. Hardscape** – Kay Rodricks/Doug Evans

- **Pouring of Driveways for Homes Burned Out** – We have done 11 driveways and have 3 left to do.
- **Repair/Paint Wall at Bottom of Colonnades** – We have a bid of \$1280 to re-stucco one small section. We will get a revised bid to do the entire wall.
- **Driveway crack at 17671 Devereux** – Have a bid of \$540 to repair the stamped concrete section of the driveway. It was decided to install epoxy in the crack and paint it as a temporary fix for around \$100.
- **Repair of Walkway at 17675 Devereux** – Have a bid of \$940 for the repairs to the walkway due to tree root damage. Discussion. A motion was duly made by Kay Rodricks and seconded by Doug Evans to approve the \$940 for this repair work. Motion carried.
- **Common Area Walls** – Had some small walls painted.
- **Electrical Box on Tatia** – Need to replace the box as it is rusting out. However, we do not have enough funds in the Reserves at this time to do the replacement. We will look at having it repaired.
- **SDG&E Box on Parlange** – Water is coming from inside this box. We cannot locate the source of the water. We may need to install a drain to get the water out of the box. It's possible the water is coming from the Duplexes. Kay Agriesti will call the President of Duplexes to discuss this issue.
- Drain in the grass on Rosedown is spouting up large amounts of water. We are adding a drain to take the water to the street and through the curb.
- Ron Filson noted that the exterior walls on the back of some of the homes are in need of painting. These will be included in the Home Inspections for the owners to paint.
- Ron Filson noted that the stamped concrete on Devereux is cracking. Will need to be monitored for future repairs.
- Need to get a letter to our City Councilman regarding street repairs. Doug Evans will contact the City on this matter.

F. Welcoming – Kay Rodricks has some new residents to welcome.**G. President's Report** – Kay Agriesti

- **Neighborhood Watch** – Still need a block captain for Versailles Ct. On 2/26 there will be a Neighborhood Watch block captain meeting. They want to hold quarterly meetings of the block captains and have a general community meeting with the Police and the Fire Dept.

CORRESPONDENCE

- A.** A letter dated 1/19/09 was sent to the owners at 17715 Rosedown denying their request to have a tree removed in the Common Area on the slope by their home.

Correspondence (continued)

B. Certified letters dated 1/27/09 were sent to the following addresses regarding the Home Inspection Reports: 17611 Parlange, 17621 Parlange, 17635 Parlange, 17639 Parlange, and 17649 Parlange. The owners were asked to appear at the Board meeting on 2/10/09, reply by letter, or complete the requested work and submit the signed inspection form.

UNFINISHED BUSINESS

A. **Report of Nominating Committee** – Kay Rodricks reported that Joan Metcalfe-Brusseau and Priscilla Kersey are running for election to the Board.

B. **Annual Meeting (3/10/09)** – Kay Agriesti will make arrangements for the refreshments and will put reminder notices on the mailboxes about the meeting.

NEW BUSINESS

A. Kay Agriesti reported there are still 6 homes with shake roofs. Another reminder will be put in the newsletter.

B. We received a letter dated 1/27/09 from the owners at 18175 Colonnades regarding the air conditioner installed next door in the easement area. ARC did not have an application on file for the air conditioner. Discussion. The Board will send a letter to the owner next door noting that they cannot have the air conditioner located in the easement area. Further, they must get ARC approval for relocating the air conditioner and talk with the neighbor about noise concerns.

With no further business to be brought before the Board, the meeting adjourned at 3:11 p.m. and the Board went into Executive Session to discuss legal matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Tuesday, March 10, 2009 at 3:30 p.m.**