

[Unofficial until approved by the Board at the next meeting]

Eastview Patio Homes II Association

SPECIAL BOARD OF DIRECTORS MEETING

March 10, 2009

The Special Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, March 10, 2009 at the Eastview Community Center, pursuant to the notice thereof sent to all Board members. The purpose of the meeting was to count the election ballots for the Board elections.

It was determined that a quorum was present and the meeting was called to order by the President, Kay Agriesti at 3:30 p.m.

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

Directors absent: None.

Also present: John Agriesti, Linda Filson, Joan Metcalfe-Brusseau, Debbie Flores and Wendy DeVuyst.

BUSINESS

There were a total of 89 ballots were received, with three being void. The ballots were counted and Joan Metcalfe-Brusseau and Priscilla Kersey were elected to the Board for the next two years.

With no further business to be brought before the Board, the meeting adjourned at 3:56 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

Eastview Patio Homes II Association

BOARD OF DIRECTORS MEETING

March 10, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, March 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 4:01 p.m.

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

Directors absent: None.

Also present: Tom & Joan Francis, Joan Metcalfe-Brusseau, John Agriesti, Frances Dillard, Linda Filson, Jim Vitale, Debbie Flores, and Wendy DeVuyst.

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 2/10/09 and the Executive Session meeting of 2/10/09 as written. Motion carried. The purpose of the Executive Session meeting was to discuss the pending lawsuit against the Association.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis reported that they received an architectural application for the air conditioner at 18183 Colonnades. The owners are moving it back several feet and the neighbor has approved the location. The ARC has given approval to the application. The owner of the vacant lot (#370) attended the ARC meeting and submitted plans for a home. The ARC will meet with the new Patio II Board to review the plans.
- B.** Bruce Geernaert (17661 Devereux) submitted a request for tree removal. He also presented photos of what he would like removed. Mr. Geernaert is willing to pay for the removal. The Board will review the request, review the trees in question and get back to him on this matter. This will be on next month's agenda.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale reported that the Bellechase and Tretagnier slopes have been refurbished this past month. A tree was removed on Escala that was dying. Mr. Vitale has been working on the Smart Controller grant money from the County Water Authority. We have a voucher for \$5700 and Mr. Vitale feels that the total cost will be under that amount. Work must be done within 60 days. The parts are on order. On the Chretien slope we are coming up with a plan for filling in some of the areas on this slope. Vitale Landscape is asking that we consider using them for the annual backflow inspection.
- A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the \$5700 for the purchase and installation of 11 Smart Controllers for our irrigation controllers. We are getting grant money to cover this cost. Discussion. The reason for the new controllers is due to upcoming regulations by the City and State on water conservation for homeowner associations. The function of these units will measure weather conditions and moisture content and shut off water as needed. Anticipated

Committee Reports (continued)

savings of 10-20%. The Board will oversee installation locations. If the appearance of the units is not acceptable, then the Board will not proceed. Motion carried.

- **Walk Through/Punch List Items** – Did not have a punch list from this past month.
- **Tree Removal Requests from Owners**: Dead tree on Escala was removed at the request of an owner. A reply letter will be sent to the owner.
- **Front Yard Replacements (13 homes)** – A total of 14 yards were done. The original contract was for 13 homes for a total cost of \$31,387. We made an initial payment of \$14,489. When the work was completed, there was a credit balance of \$5,502 for work that did not need to be done or parts that did not need to be replaced. Additional work that was done that was not on the original contract included installing one more front yard, doing drainage work, adding 52 plants, removing a dead tree, and installing sod and irrigation at the end of Chretien. The total cost of the extras was \$5,151. So the final payment came in under the approved total amount. There are still 3 more homes to be done (two are still vacant lots). The one other home should be coming on-line in late March. Mr. Filson was very pleased with the work done by Pro-Scape.
- **Bids for Replanting Trees on Burned Slopes** – The Board verbally approved this plan and proposal this past month. A motion was duly made by Ron Filson and seconded by Doug Evans to ratify the approval of the \$9175 for the work on these slopes. Motion carried. This came out of the fire insurance fund.
- Homeowner at 17755 Bellechase claimed that tree roots damaged a drain line in the yard. We paid \$375 to change out the pipe. However, part of the problem was due to tree roots from the owner's palm tree. Mr. Filson will ask the owner to pay for half of this billing.

B. Finance – Doug Evans

- **Financial Statement (2/28/09)** – The financial statement ending 2/28/09 was reviewed and approved. We are \$12,607 to the positive year-to-date in net income. We have \$21,941 in Reserves. We have slightly more in our Reserves than needed. We have \$75,586 left in the insurance account for fire damage repair. There will be a correction to the statement to move the amount from the Landscape Chemical account to the Pre-Emergent account for February.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We are looking at Small Claims Court for collection on Lot 244. Mr. Evans is speaking with the attorney on this matter. The other lot is in escrow and we will collect the delinquent funds owed by the current owner in escrow. We will be taking the previous owner to Small Claims Court to collect the money that we had to write off as bad debt in 2008.
- **Approve Audit Report** – A motion was duly made by Doug Evans and seconded by Ron Filson to approve the audit report. Motion carried. A copy will be mailed to all owners.

C. Home Inspections – Paula Taylor

- **2008 Home Inspections** – Reminder letters were sent to 5 owners that they must complete the work and return their signed forms within 30 days.
- **11956 Voisin** – The house was re-inspected and a follow up letter was sent to the owner giving her until June 1, 2009 to complete the work.

D. Newsletter – Paula Taylor reported she will do the next newsletter that will go out this month, along with the audit.

E. Hardscape – Kay Rodricks/Doug Evans

Committee Reports (continued)

- **Repair/Paint Wall at Bottom of Colonnades** – \$3440 bid to have the entire wall scraped, repaired and painted. A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve \$3440 for the wall work and pay it out of the fire fund. Motion carried.
 - Filed a claim with the SDG&E regarding the sidewalk repairs that we paid for when they tore it up due to repair work.
 - Repaired driveway where tree roots had caused damage. Also, repaired a few cracks on driveways.
 - Called the City about City sidewalks that are being lifted. Instead of grinding, they ramped them using asphalt.
 - The City light pole was replaced but painted the wrong color. Have a bid of \$600 to repaint. The Board rejected the bid.
 - Street sign at Bellechase and Tretagnier will be reinstalled by Vitale.
 - **Electrical Box on Tatia** – Ron Filson is reviewing.
 - **SDG&E Box on Parlange** – We will wait to see what happens in this area. We are hoping that by summer the drainage will stop.
 - **Street Repairs** - Pending
- F. **Welcoming** – Kay Rodricks welcoming two new residents this month.
- G. **President's Report** – Kay Agriesti had no report

CORRESPONDENCE

- A. A letter dated 2/13/09 was sent to the owners of 18183 Colonnades regarding an air conditioner installed in the easement area. The owners were asked to submit an architectural application by 3/15/09 for re-locating the unit.
- B. A reply letter dated 2/13/09 was sent to the owners at 17649 Parlange Place explaining the work to be done on their property per the Home Inspection Report.
- C. A copy of the City of San Diego guide to Canyon Fire Safety was faxed to the attorney representing the Association in the lawsuit.
- D. A letter dated 2/27/09 was sent to the owner of 11956 Voisin, along with a new Home Inspection Report. The owner was given until 6/1/09 to complete the work.
- E. Letters dated 3/1/09 were sent to 5 owners who had not yet returned their signed Home Inspection Reports. They were given until 4/1/09 to return the forms.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 4:59 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Tuesday, April 14, 2009 at 1:00 p.m.**

[Unofficial until approved by the Board at the next meeting]

Eastview Patio Homes II Association

ANNUAL MEETING OF MEMBERS

March 10, 2009

The Annual Meeting of the Eastview Patio Homes II Association was held on Tuesday, March 10, 2009 at the Eastview Community Center, pursuant to the notice thereof sent to all members.

For the purpose of the Board elections, there was a quorum of ballots received. However, no other business can be conducted at this meeting. The meeting was called to order by the President, Kay Agriesti at 5:04 p.m.

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

Directors absent: None.

Also present: Approximately 22 homeowners, Debbie Flores, and Wendy DeVuyst.

PRESIDENT'S REMARKS – Kay Agriesti

- A. The members in attendance were welcomed and Ms. Agriesti introduced the bookkeeper, Debbie Flores, and the recording secretary, Wendy Devuyst. She thanked all those in attendance.
- B. Ms. Agriesti reported on the following items from the past year: New Eastview website; the 2009 budget did not have a dues increase; our Reserves are currently funded at 117%; there are only 2 delinquent accounts; defended the Association against a claim by Bernardo Pines for clearing of burned trees; unsuccessfully pursued grant money from the RB United group for fire damage to the Common Area; ARC approved new gate installations for our homes; RB Coalition is starting a Fire Safe Council; Ms. Agriesti is working on having the dead trees cleared in the canyon on the City property; our Neighborhood Watch program is fully staffed; there are only 6 homes left with the shake shingle roofs in our association.
- C. With regard to fire damage, Ms. Agriesti reported: Of the 14 homes lost in the fire, 10 have been completed and one more will be done this month. One property is in foreclosure and there are two vacant lots. Plans have been submitted for one of these lots and the other lot is for sale. The Association has relandscaped 11 front yards and adjacent areas, with the rest to be done when the homes are completed. We poured 11 driveways, with 3 more to be done. The slope at Bellechase/Tretagnier that was damaged in the fire has been relandscaped and we replaced approximately 33 Pepper trees on the west side of Escala.
- D. In landscaping we continue the 3 year master plan of slope tree trimming. We removed 12 Pine trees at the end of Chretien due to overcrowding. The Board has just approved the purchase of Smart Controllers to place on our irrigation controllers as a means to lower our water use. These are being paid for out of a grant from the County Water Authority. The Board also approved two applications of a pre-emergent on the lawns and is fighting a Beetle Bark infestation of the Pine trees.
- E. In Hardscape we have painted many walls, pedestal boxes, stamped concrete areas of the driveways, electrical plates on our sidewalks and lawns, and back-flow equipment to reduce the possibility of theft. Kay Rodricks and Doug Evans were thanked as they did much of this work themselves and saved the Association a lot of money. We also repaired one street sign and repaired and/or replaced several back flow units.

President's Remarks (continued)

- F. The Association has been vigorously defending a lawsuit from an owner alleging that we are responsible for the fire and loss of his home. Our insurance company is defending us and our insurance is more than adequate to cover any possible losses from the allegation.

REPORTS

- A. **Financial** – Doug Evans again introduced the bookkeeper, Debbie Flores, and thanked her for all her assistance. Mr. Evans reported that our general checking account is around \$39,000. We have a fire insurance account that is now down to around \$75,000 out of the original \$177,000 we received from State Farm for our fire losses. We may have some excess at the end that we would use for future water conservation measures. Mr. Evans thanked Tom Francis for all his help on getting our insurance money. In 2009 we have budgeted \$391,000 in income. About 70% of our budget is landscaping and 20% is water. We are in a good financial position.
- B. **Landscape** – Ron Filson presented the attached written report. He reminded owners to call Vitale Landscape if you notice any problems with the landscaping. Any non-emergency landscape issues should be brought to the Board's attention using our Landscape Forms that are in the office at the Community Center office.
- C. **Home Inspections** – Paula Taylor thanked everyone for the opportunity to serve on the Board. She has enjoyed working with the Board members and the owners. She has done the inspections of 50 homes for each of the last 4 years. The Board tries to be objective and consistent in their observations. Most people do a good job in keeping up their properties.
- D. **Maintenance** – Kay Rodricks reported that she and Doug Evans have worked to keep the neighborhood looking good. The next big project will be the long wall at the end of Colonnades. We had 3 incidents of vandalism (2 tagging and 1 paint issue). Those were addressed immediately. Have replaced sidewalks where tree roots have caused damage.
- E. **Welcoming** – Kay Rodricks welcomed 9 new owners in 2008 and 2 in 2009 thus far. The Community Center will be issuing the new telephone book in the next couple of weeks.
- F. **Newsletter** – Paula Taylor has done 16 newsletters over the past 4 years. We try to keep the owners informed on what is happening in the community.

ELECTION RESULTS – Paula Taylor

We received a total of 89 ballots, of which 86 were counted. Joan Metcalfe-Brusseau and Priscilla Kersey were elected to the Board for the next two years.

Doug Evans made a presentation to Kay Agriesti and Paula Taylor and thanked them for all their hard work on the Board.

QUESTIONS AND ANSWERS

- A. Manoo Kazemzadeh is concerned about the condition of the streets on Colonnades. He has filed a complaint with the City. He suggested that the Board follow up on this matter for all our streets. We may need to work through our City Councilman.
- B. Mary Kay Kazemzadeh asked about a "Neighborhood Watch" sign for Colonnades. We need to go through the Community Center and follow up. She thanked the Board for all their work.

Questions and Answers (continued)

- C. B.J. Arnsparger presented a petition from the owners on Colonnades regarding noise issues due to the loss of the trees at the end of street due to the fires. The Board is aware of the problem and Ron Filson and the new Board will be addressing this matter.
- D. Tom Francis suggested that we may consider installing plexi-glass panels along the top of the wall on Colonnades to reduce the noise. The Board will look into this idea.

CLOSING REMARKS

Kay Agriesti thanked all the Board members for all their hard work. She also thanked Francis Dillard and Linda Filson for hosting our refreshments and Paula Taylor and Kay Rodricks for coordinating and purchasing the refreshments.

Ms. Agriesti has enjoyed serving on the Board and meeting all the neighbors.

With no further business to be brought before the members, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

[Unofficial until approved by the Board at the next meeting]

Eastview Patio Homes II Association

ORGANIZATIONAL BOARD OF DIRECTORS MEETING

March 10, 2009

The Organizational Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, March 10, 2009 at the Eastview Community Center, immediately following the Annual Meeting of Members.

It was determined that a quorum was present and the meeting was called to order by the Acting President, Doug Evans at 5:59 p.m.

Directors present: Doug Evans, Joan Metcalfe-Brusseau, Kay Rodicks, and Ron Filson.

Directors absent: Priscilla Kersey.

Also present: Debbie Flores and Wendy DeVuyst.

BUSINESS

- A.** A motion was duly made by Kay Rodricks and seconded by Ron Filson that the following officers be elected: President – Doug Evans; Vice President – Ron Filson; Secretary – Joan Metcalfe-Brusseau; and CFO – Joan Brusseau. Kay Rodricks and Priscilla Kersey will serve as the Directors-at-Large. Motion carried.
- B.** All Board members will sign the bank signature cards, with any two signatures required on all checks and withdrawals.
- C.** The committee positions are as follows: Landscape – Ron Filson; Hardscape – Kay Rodricks; Home Inspections – Kay Rodricks and Priscilla Kersey; Newsletter – Priscilla Kersey; and Welcoming – Kay Rodricks.

With no further business to be brought before the Board, the meeting adjourned at 6:10 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary