

BOARD OF DIRECTORS MEETING

April 14, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, April 14, 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, Doug Evans at 1:00 p.m.

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

Directors absent: None.

Also present: Joan Francis, Linda Filson, Jim Dillard, Paula Taylor, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Doug Evans and seconded by Ron Filson to approve the minutes from the Special Meeting of 3/10/09, the previous Board meeting of 3/10/09, the Annual Meeting of 3/10/09 and the Organizational meeting of 3/10/09 as written. Motion carried.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis reported that the plans for the new house on Chretien have all been approved. The water softener has been relocated at 17792 Bellechase.
- B. Hearings for Owners on Home Inspections** – The new Home Inspection Committee is following up on these.
- C.** Jim Dillard suggested that the new sensor poles for the Smart Controllers be painted a dark green. The Board will also consider this suggestion. He also addressed a problem with the gardeners going through his yard without permission. He had previously asked that they not access the back slope through his yard. The Board directed Jim Vitale to talk to his employees and make sure they get permission before they go through someone's yard.
- D.** Paula Taylor asked if we can get Patio I to take better care of the slope between the two Associations. Ron Filson reported that he has spoken with Patio I Board members about this matter. He will be attending the next Patio I Board meeting and suggest that there be a joint meeting between the Landscape Chairs for all the Association to try and coordinate the landscape work throughout the community.

COMMITTEE REPORTS:

- A. Landscape** – Ron Filson
 - **Contractor Report** - Jim Vitale reported that the Smart Controller weather stations were installed and working. The County program ran out of money and the grants are no longer available, so we got in just under the wire. We are looking at installing a new type of sprinkler head that would use one-third the water. We would try that on one slope to see how they would work. We will have a bid for this work at the next meeting.
 - **Walk Through/Punch List Items** – A copy of the walk through punch list was given to the Board members to review. There are 14 items on the list. Total cost of all items is

Committee Reports (continued)

\$1571. Discussion on each of the items. It was suggested that we use different types of trees at the end of Chretien. A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve up to \$1000 to do items 2, 3, 5, 7, 8, 9, 10, 11, 12 and 14 on the punch list from 4/10/09. Motion carried. We have also installed some daisies; replaced a dead Pepper tree; added 4 Nandena plants at the request of an owner; and replaced a plant on Parlange. A motion was duly made by Kay Rodricks and seconded by Cilla Kersey to approve this work. Motion carried.

- **Tree Removal Requests from Owners:**

- ⇒ 17661 Devereux - The Landscape Committee reviewed the request from the owner to remove the trees behind his home at his expense. There are 6 pine trees at the bottom of the slope that do not impact his view. Three of the 6 trees do not look good or are too close to the drainage ditch. Mr. Filson feels we should only remove 3 of the pine trees and one Loquat tree. Discussion. Doug Evans feels that we should look at the entire slope to see if we should be adding other types of trees and bushes. If this is done, then we could remove the rest of the pine trees. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the removal of the 3 pine trees and the one Loquat tree at the expense of this homeowner. Discussion. Motion carried.

- **Backflow Testing/Vitale** – Vitale has hired a technician from Ahlee Backflow to do their testing and repair work. Vitale will charge \$47 per unit for testing the backflow units. Ahlee charges \$55 per unit. We will wait until we get the notices from the City for the inspections to award the contract for the testing work. We will continue to have Vitale make any needed repairs to the backflow units.
- **Median at Devereux and Escala** – We need to come up with a plan to replant that island to make it more aesthetically pleasing. We will get bids for a landscape plan from several landscape architects.
- **Box Trees at Chretien and Colonnades** – This was addressed under the Punch List items in response to the petition from the owners at the last meeting. Two large Pepper trees will be installed inside the wall.
- **Replace Remainder of Impact Sprinklers** – There are about 80-100 of these heads left to be replaced. They put out way too much water. We are looking at ways to phase these out and replace with different types of sprinkler heads. Will have more information at the next Board meeting.
- May want to look into putting trees and flowers on the outside of the Chretien wall, along Escala. This will be put on the agenda for the next meeting.
- We may want to contact Cal-Trans about the increased noise from the freeway.
- We have one more application of pre-emergent scheduled for May. This will be delayed until we can get some clarification from Vitale on the cost since he was doing this with the application of fertilizer.
- Discussion on possibly changing our landscape contractor in order to save money.
- In May we will have another home completed and will need a bid for the landscaping of that front yard.

B. Finance – Joan Brusseau

- **Financial Statement (3/31/09)** – The financial statement ending 3/31/09 was reviewed and approved. We are \$19,285 to the positive year-to-date in net income.

Committee Reports (continued)

We have \$22,014 in Reserves. We have total cash on hand of \$120,306. We have \$49,366 left in the insurance account for fire damage repair.

- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We only have one delinquent account. The Board will discuss taking this owner to Small Claims Court for collection in Executive Session.

C. Home Inspections – Kay Rodricks/Cilla Kersey

- **2008 Home Inspections** – Will check on the status of these and report back next month.
- **11956 Voisin** – The owner has until 6/1/09 to complete the requested work.
- **2009 Home Inspections** - Have mailed out the postcards notifying owners when the inspections will be done. The inspections will be start on May 4.

D. Newsletter – Cilla Kersey thanked Paula Taylor for getting out the last newsletter. The next newsletter will go out in July.**E. Hardscape** – Kay Rodricks

- **SDG&E Claim for Sidewalk Repairs** – SDG&E will not be paying on our claim. This will be removed from the agenda.
- **Electrical Meter Box on Tatia** – SDG&E came out and inspected this electrical meter box. They said it had to be modified. They will be re-inspecting tomorrow.
- Did the driveway repairs. Need to paint the stamped concrete.
- Will be painting the Colonnades wall around May 1st. The cost will be \$3440. This was approved at the last meeting.
- **Painting of Street Light on Bellechase** – Still trying to get a couple of bids for this work.
- **Water in SDG&E Box on Parlange** – Still working on getting the City out to check on the water in this meter box.

F. Welcoming – Kay Rodricks reported that we have one new owner moving into the home on Bellechase.**G. President's Report** – Doug Evans

- **Neighborhood Watch** – All street captains are in place. Will be installing some new Neighborhood Watch signs. These were approved in 2007.
- **Goals for this Year:** Noise abatement on Chretien/Colonnades; median on Devereux/Escala; street sealing; updating the Bylaws and CC&R's; water conversation issues; set up Reserve for new plants.
- Kay Agriesti is still attending the RB Coalition meetings and will keep us advised. No new information at this time.
- Kay Agriesti is still following up on removal of the dead trees in the protected canyon area below our property.

CORRESPONDENCE

A. A letter dated 3/27/09 was sent to the owner of 18117 Chretien advising that we had removed the dead tree along Escala as he had requested.

B. A letter dated 4/1/09 was received from the owner at 17740 Rosedown requesting a 6 week extension to complete the Home Inspection work.

C. A thank you note was received from Kay Agriesti for the gift that the Association gave her for her service on the Board.

Correspondence (continued)

- D. Received correspondence from the attorney representing the Association for our insurance company in the lawsuit brought by the Yevteyevs. These will be discussed in Executive Session.

UNFINISHED BUSINESS – None.

NEW BUSINESS

- A. Ron Filson expressed concern about the appearance of the stamped concrete in the street at Devereux and Escala. There are some cracks. Will get an estimate on repairs.

With no further business to be brought before the Board, the meeting adjourned at 2:55 p.m. and the Board met in Executive Session to discuss litigation matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, May 12, 2009 at 1:00 p.m.