

BOARD OF DIRECTORS MEETING

May 12, 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 1:01 p.m.

Directors present: Doug Evans, Joan Metcalfe-Brusseau, Kay Rodricks, and Priscilla Kersey.

Directors absent: Ron Filson

Also present: Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

A motion was duly made by Cilla Kersey and seconded by Kay Rodricks to approve the minutes from the Board meeting of 4/14/09 and the Executive Session Meeting of 4/14/09 as written. Motion carried.

The Executive Session meeting was held to discuss litigation.

MEMBER PARTICIPATION

A. ARC Report – Joan Francis was not present. Kay Rodricks reported an owner has done some work in the backyard without ARC approval. She will follow up. Doug Evans reported there is a problem with a drain pipe in the easement area at 18167 Colonnades.

COMMITTEE REPORTS:

A. Landscape – Ron Filson was not present. Doug Evans reported.

- **Contractor Report** - Jim Vitale was not present. The new tree that was planted at the end of Colonnades has died. Vitale will replace if it does not come back. It should also be moved to another location in that area as it is too close to the other tree.
- **Walk Through/Punch List Items** – Have a punch list from Ron Filson that was reviewed. There will be some brown areas due to the water conservation program that will go into effect 6/1/09 that restricts us to watering 3 times a week. Most of the items on the list have been done. The remainder of the work will be completed within the next few weeks. The Board needs to reconsider the relocation of the Little Gem Magnolias at the entry to Devereux at Escala. Last month the Board voted to move the 3 trees to the other side of the street.
- **Tree Removal Requests from Owners:**
⇒ 17661 Devereux - The owner has sent in his check for the removal of the 3 pine trees and the Loquat tree and the work has been done.
- **Median at Devereux and Escala** – Mr. Filson has talked with two landscape architects and they want \$1000 to draw up the plans for this area. No action at this time.
- **Devereux Slope Facing Golf Course** – We need to review this slope to see what can be done to improve the appearance.
- **Patio I Slope on Devereux** - Mr. Filson will report next month. Pending.

Committee Reports (continued)

- **Replace Remainder of Impact Sprinklers** – Need a bid from Vitale. Pending.
- **Additional Plants Outside Chretien Wall** – Mr. Evans spoke with Dan Barrios about this area. We have a bid of \$1400 for 4 trees for this area from Vitale. Discussion. Table until next month.
- **Freeway Noise** – Mr. Evans still needs to contact Cal-Trans on this matter. Pending.
- **Bid for Front Yard Landscaping** – We received a bid of \$1900 from Pro-Scape to do the front yard at 18169 Chretien Ct. A motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the \$1900 bid for this work. Motion carried.
- Cilla Kersey reported a brown area on slope behind Rosedown. It may be a problem with sprinkler coverage. Mr. Evans will check with Vitale.

B. Finance – Joan Brusseau

- **Financial Statement (4/30/09)** – The financial statement ending 4/30/09 was reviewed and approved. We are \$13,836 to the positive year-to-date in net income. We have \$22,014 in the Reserve account. Our required Reserves are supposed to be \$22,713. We are slightly underfunded at this point. We will need to revise this figure since we have installed a new electrical meter. We have \$45,564 in the fire insurance fund. We will probably have an excess of about \$20,000 after all the fire repair work is completed.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We only have one delinquent account. Will discuss in Executive Session.

C. Home Inspections – Kay Rodricks/Cilla Kersey

- **11956 Voisin** – The owner has until 6/1/09 to complete the requested work.
- **2008 Home Inspections** - There are 5 inspection forms that were not completed. Will follow up on these ones.
- **2009 Home Inspections** – Completed the inspection of 52 homes, with the exception of one. They saw a lot of people who were not keeping the soil below the screed. This will be in the next newsletter. Work will need to be done on the inspections by 9/15/09.

D. Newsletter – Cilla Kersey discussed items for the next newsletter, which will go out in July.**E. Hardscape** – Kay Rodricks

- **Electrical Meter Box on Tatia** – This has been installed. A motion was duly made by Kay Rodricks and seconded by Doug Evans to approve the meter tower at the end of Tatia Ct. for \$1203.50 which was installed by Pro-Scape. Motion carried.
- **Transformer Box on Parlange** – Water Dept. came out and repaired a leak in their line to correct this problem.
- **Painting of Street Light on Bellechase** – No reply from any other contractors for painting this light pole. We have one bid of \$600 for this work. It was decided not to pursue this any further. We still are missing a light pole on Belle Helene. Will put this on the agenda for next month to pursue with the City.
- **Stucco and Painting of Wall on Colonnades** – The work on the wall should be started next week.
- **Painting of Stamped Concrete on Repaired Driveways** – Will be getting a bid to repaint the driveway at 17671 Devereux.

Committee Reports (continued)

- **Stucco Patching and Painting of Wall on Devereux** – We have a bid of \$540 to remove just the damaged stucco on this wall and patch it. To remove the damaged stucco, repair and paint the entire wall is \$880. A motion was duly made by Kay Rodricks and seconded by Joan Metcalf-Brusseau to approve \$880 to re-do the entire wall on Devereux. Discussion. Motion carried.
- For \$500 the concrete contractor will repair the stamped concrete in the street in a small area at the entry to Devereux at Escala to see how it looks. This was approved to be done.
- Report of a crack in the wall at 17666 Tatia Ct. The owner is claiming that our irrigation has caused the problem. We will have Vitale check the irrigation system in this area. The owner will be asked to make the repairs to the wall on the home inspection report.
- Felt problem in a driveway on Tatia. Have requested new felt be installed in this driveway and one other on Tatia. Waiting for a bid.

F. **Welcoming** – Kay Rodricks reported she welcomed new resident on Bellechase.

G. **President's Report** – Doug Evans

- **Neighborhood Watch** – Nothing to report.
- **RB United Coalition** – Still following up with Kay Agriesti on removal of dead trees in the canyon on the City property.
- We have received a bid from Pro-Scape for our landscape maintenance contract. The bid is \$300 more per month, but they do charge less for extra items. The Board needs to discuss this in a special meeting.
- Reserve Study is due this year. Need to do it later this summer.
- Water conservation starts June 1st, but we don't have all the details. Mr. Evans will follow up.
- Street repaving. Still not getting any response from the City.
- Need to change the voting requirements for the CC&R's. Will follow up with the attorney on getting this done.

CORRESPONDENCE

- A. Letter dated 4/17/09 to the attorney for our insurance carrier, along with the signed form authorizing a "Substitution of Attorney". We received a letter from the new law firm requesting a meeting with the Board to discuss the lawsuit. This will be discussed in Executive Session.
- B. Letter dated 4/17/09 to Mr. and Mrs. Arnsparger (18111 Colonnades) in reply to the petition they presented to the Board regarding tree removals at the end of their street. They were advised that the Board had approved installation of two 24" box trees at the end of the street. The Board is also looking at other ways to better sound-proof the area.
- C. Letter dated 4/17/09 was sent to Bruce Geernaert (17661 Devereux) advising that the Board had approved the removal of 3 pine trees and 1 Loquat tree on the Common Area slope behind his home at his expense. He was asked to remit \$360 to the Association for this work. We have received his check.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 2:22 p.m. and the Board met in Executive Session to discuss litigation matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, June 9, 2009 at 1:00 p.m.