

BOARD OF DIRECTORS MEETING

June 9, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, June 9, 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, Ron Filson, Kay Rodricks, and Priscilla Kersey.

Directors absent: Joan Metcalfe-Brusseau.

Also present: Jim Vitale, Tom and Joan Francis, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETING

The following correction was noted to the minutes of the regular Board meeting of 5/14/09: first sentence on page one should read the meeting date of May 12, 2009.

A motion was duly made by Pricilla Kersey and seconded by Kay Rodricks to approve the minutes from the Board meeting of 5/14/09 as corrected and the Executive Session Meeting of 5/12/09 as written. Motion carried.

The Executive Session meeting was held to discuss litigation.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis reported on fire safety concerns. The rebuilt homes were requested not to install the tall palm trees in their yards. There is an owner who wants to replace one tree that he had to remove with 2 Queen Palms. She asked the Board for their input. Discussion. Jim Vitale suggested we recommend King Palms instead of Queen Palms, as they are smaller in look but do not grow as large or pose a fire hazard. Ron Filson asked if the plan for 12061 Tretagnier included a large tree installed right next to the Common Area. The tree was not on the plan and has been placed in the ground inside its box. He had a call from a neighbor about the tree blocking a view. Ms. Francis will check on this tree.
- B.** Tom Francis reported on a problem in his laundry room drain and that they found a dead rat in the emergency drain pipe. This created a very bad smell. Need to put a reminder in the newsletter. He also asked about adding some Ivy in the area between his home and his neighbors. He requested this in April. Ron Filson will follow up on this request.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale reported that the tree Behind Chretien did not die and has recovered. The irrigation schedule now is Monday, Wednesday and Friday, with 10 minutes per cycle, 2 cycles a day. The solar syncs allow us to run the additional time. By the heat of the summer we may start seeing brown areas in the lawns. The lawns were aerated and fertilized in the past month. Doug Evans reported that our water bills to date are significantly more than last year. This water conservation will help with our costs. Mr. Filson has asked Vitale to give us a bid for replanting the slope behind Devereux, along the golf course. Will have this bid at the next meeting.

Committee Reports (continued)

- **Walk Through/Punch List Items** – Mr. Filson did a walk through on 6/5/09 and presented a list of items which were reviewed by the Board.
 - **Tree Removal Requests from Owners:**
 - ⇒ Did some tree trimming work on one tree due to beetle damage and removed another tree that was unsightly and diseased.
 - **Median at Devereux and Escala** – Meeting on Wednesday with landscape architect to review some suggestions for this area. We paid two landscape architects \$125 each to draw up preliminary sketches. A motion was duly made by Ron Filson and seconded by Doug Evans to approve up to \$1000 to do a landscape plan for this median, with the landscape architect to oversee the installation. Motion carried.
 - **Devereux Slope Facing Golf Course** – Getting a bid from Vitale.
 - **Patio I Slope on Devereux** – Mr. Filson has offered to meet with all of his counterparts on the other associations to discuss common landscape problems. Doug Evans will call the President of Patio I regarding the condition of this slope. Discussion.
 - **Replace Remainder of Impact Sprinklers** – As they break, we are replacing them with Hunter heads. Discussion. Mr. Filson stated that we have about 500 impact heads left. The cost to replace them is \$28.50 each. The Board will discuss this further next month.
 - **Additional Plants Outside Chretien Wall** – Doug Evans is trying to come up with a plan to mitigate the noise in this area. He will cover this more under his President's Report. Mr. Filson will get bids for some large trees for this area.
 - **Weeds Behind Colonnades and Bellechase** – Covered under the punch list.
 - **Dead Pine Tree on Devereux Slope and Dying Pine Tree on Rosedown Slope** – These have been addressed.
 - Other items done this month: aerated the lawns for \$500; added new flowers at the entry areas; added 3 new trees at the Tretagnier corner for \$155; added new red apple to the slope on Rosedown; put snail bait and rat bait out.
 - Mr. Filson would like permission to go out for bid on the landscape maintenance contract to see if Vitale is in line with other contractors. Has already received a bid from Pro-Scape. Discussion. The Board agreed.
- B. Finance** – Doug Evans reviewed the written report from Joan Brusseau
- **Financial Statement (5/31/09)** – The financial statement ending 5/31/09 was reviewed and approved. We are \$14,603 to the positive year-to-date in net income. We have \$22,020 in the Reserve account, about \$1100 under where we need to be. A motion was duly made by Kay Rodricks and seconded by Cilla Kersey to transfer \$2000 from our operating checking account to our Reserve account. Motion carried. We have \$45,233 in the fire insurance fund.
 - **Review and Approve Checks** – The Board reviewed and approved all checks.
 - **Delinquent Accounts** – Doug Evans reported that we were awarded some money from a delinquent account through the Small Claims process. We have one other account that is 30 days in arrears.
 - **Begin Work on Reserve Study** – The Board will begin working on the Reserve Study, which is to be done before the budget is prepared.
- C. Home Inspections** – Kay Rodricks/Cilla Kersey
- **11956 Voisin** – The owner has not completed the requested work. Ms. Rodricks spoke with the owner and she will only do the work on her timeline. A certified letter

Committee Reports (continued)

will be sent asking her to attend the next meeting to show cause why we should not fine her for non-compliance.

- **2008 Home Inspections** – Follow up letters were sent to the 5 owners who have not returned their forms.
- **2009 Home Inspections** – Had a few people come back with questions that have been addressed.

D. **Newsletter** – Cilla Kersey discussed items for the next newsletter going out in July.

E. **Hardscape** – Kay Rodricks

- **Stamped Concrete Repair on Devereux at Escala** – Last month the Board approved spending \$500 to do repairs to a sample area to see how they look. The contractor has chipped out a portion, but has more work to do.
- **Stucco and Painting of Wall on Colonnades** – The work has been done.
- **Painting of Stamped Concrete on Repaired Driveways** – This work has been done.
- **Stucco Patching and Painting of Wall on Devereux** – The work has been done.
- **Bid for Felt Replacement in Driveways on Tatia** – Have a bid of \$125 per driveway. Will do the 2 driveways on Tatia to see how they will look.
- Getting a bid for a portion of the outside of the Colonnades wall where it looks bad.

F. **Welcoming** – Kay Rodricks had no new residents to welcome.

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

- **Neighborhood Watch** – Nothing to report.
- **Water Restrictions** – Already covered.
- **Street Repaving** – Put a work order in with the City. Will follow up. Also sent a report to our City Councilmember's office.
- **Freeway Noise – Cal-Trans** – Mr. Evans reported that Cal-Trans tested and found that a wall along the freeway at the area behind Chretien/Colonnades would not significantly decrease the noise problem, so they will do nothing. Suggested we might try to bring in an independent sound consultant to look at this area to see what we could do to mitigate the noise.

CORRESPONDENCE - None.

UNFINISHED BUSINESS

A. **CC&R Amendment on Voting Requirements** – It was noted that right now our requirements are 51% for changes. A motion was duly made by Doug Evans and seconded by Ron Filson to leave the amendment requirement at 51%. Motion carried.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 2:37 p.m. and the Board met in Executive Session to discuss litigation matters.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: **Tuesday, July14, 2009 at 1:00 p.m.**