

BOARD OF DIRECTORS MEETING

August 11, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, August 11, 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, Kay Rodricks, Priscilla Kersey, Ron Filson, and Joan Metcalfe-Brusseau.

Directors absent: None.

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

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Kay Rodricks and seconded by Joan Metcalfe-Brusseau to approve the minutes from the Board meeting of 7/14/09 and the Executive Session Meeting of 7/14/09 as written. Motion carried. The Executive Session meeting was held to discuss litigation.

MEMBER PARTICIPATION

A. ARC Report – Joan Francis reported that the owners at 18175 Colonnades want to do a texture coat over the Common Area walkway in front of their home. The ARC is recommending approval. The Board approved and will send a letter.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jim Vitale reported on the punch list from 8/5/09. Many of these items have been done. Will be spraying for weeds in lawns along with the Nut grass. Drip lines have been added to most of the new trees to provide enough irrigation. Will be addressing the brown areas and replacing the sprinklers as needed. Gilbert is now exclusively working on our irrigation system full time to insure that we get maximum coverage. Walk through will always be done a week before the Board meeting. The slopes will be done one time and the next time the streets will be done. The Board stressed that we want them to pay particular attention to the irrigation for the new plantings.
- **Walk Through/Punch List Items** – Mr. Filson presented the punch list from 8/8/09. He noted where new sod needs to be added to the lawns. This was due to worms in the turf. Also noted some problems on the slopes with plants dying, trimming needed, etc. Have transplanted some of the island plants from the median at Devereux and Escala. Also have a list of all lawns that have problem spots.
- **Tree Removal Requests from Owners:** None.
- **Median at Devereux and Escala** – Have removed some of the existing plants and relocated them in other areas. The architect only charged us \$750 rather than the \$1000 previously approved. Went back to the original bid of over \$12,000 and reduced the plants by 20% and changed out the irrigation design. The revised bid is

Committee Reports (continued)

\$10,591. Discussion. It was decided that we should increase the size of the trees being used which will add about \$2000 to the bid. Most of the funds will come from the operating account with the remainder coming from the fire fund. A motion was duly made by Doug Evans and seconded by Cilla Kersey to approve up to \$12,500 for the relandscaping of the median at Devereux and Escala. Motion carried.

- **Devereux Slope Facing Golf Course** – All the work has been completed on the slope and it looks good. We had to relocate some of the new trees to accommodate the views of some of the owners. Vitale is replacing any plants that die due to lack of water.
- **Additional Plants Outside Chretien Wall** – A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve up to \$2400 for additional trees and bushes in the area outside the Chretien wall. Motion carried. These funds will come out of the fire fund.
- New color for entry corners was discussed. We have a bid of \$1000 for both perennial and annual plants. Discussion. A motion was duly made by Doug Evans and seconded by Joan Metcalfe-Brusseau to approve up to \$1000 for entry color. Discussion. Motion carried.

B. Finance – Joan Brusseau

- **Financial Statement (7/31/09)** – The financial statement ending 7/31/09 was reviewed and approved. We are \$4,719 to the positive year-to-date in net income. We have \$24,041 in the Reserve account. We have \$39,593 in the fire insurance fund.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have two delinquent accounts, each owing \$430.
- **Begin Work on Reserve Study/2010 Budget** – Ms. Metcalfe-Brusseau has started working on the Reserve Study and the budget with Doug Evans. The Board will hold a budget meeting in September to go over the figures.

C. Home Inspections – Cilla Kersey

- **11956 Voisin** – Ron Filson met with the owner and reviewed the work to be done. She has submitted a letter basically stating that all the work should be done by June 30, 2010. The owner has a tremendous amount of work to be done; most of which cannot be seen from the street. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to initiate fines of \$200 every 60 days until the work is done, which is scheduled to be done by 6/30/2010. If all the work is done by 6/30/2010, then the Board will rescind all the fines. Ron Filson is authorized by the Board to meet with the owner every 60 days to review with her the progress of the work. Discussion. Motion carried.
- **2008 Home Inspections** - There were 4 homes that did not get their inspection forms from last year. Those have been re-inspected and the forms mailed out. One of the forms has been returned.
- **2009 Home Inspections** – Have received back 15 forms. Nine did not need any work, so we have 27 outstanding. They have until September to return the forms. There was a question about 17755 Devereux. Ron Filson will follow up to see if the work has been done in the Common Area behind his home.
- **Dirt Covering Screeds in Side Yards** – Cilla Kersey left the meeting while this topic was discussed as there may be a potential conflict of interest. Doug Evans presented the reply letter from the owner at 17770 Rosedown regarding our request for a drain

Committee Reports (continued)

from his side yard. Discussion. The Board authorized Doug Evans to consult with our attorney on this matter. We will respond to these owners and advise that we are seeking legal counsel.

- Next month the Board will discuss the inspection policy for future inspections.

D. **Newsletter** – Cilla Kersey reported that the next newsletter will go out in October, along with the budget.

E. **Hardscape** – Kay Rodricks

- **Stamped Concrete Repair on Devereux at Escala** – This was referred to the Eastview Community Center since we learned that this is their responsibility to maintain it. We did pay our cement contractor to experiment with the repairs needed to the stamped concrete, but he will do no further work until we hear back from the Community Center.
- **Bid for Felt Replacement in Driveways on Tatia** – Still do not have any bids. Will continue to follow up.
- **Painting Colonnades Wall Facing Escala** – This wall has been repaired and painted.
- Need to make a list of those homes that need to have the stamped concrete in the driveways painted.
- Called the water company about the repairs they did to the street on Parlange due to a City water leak. Will continue to follow up.
- Bid expected for patching the wall on Tezcucu.

F. **Welcoming** – Kay Rodricks welcomed one new owner. There is a new renter on Rosedown.

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

- **Neighborhood Watch** – Denise Mays is the Neighborhood Watch coordinator for Eastview. We have confirmed all our block captains. Two are stepping down, one of which will find her own replacement. Mr. Evans will find a replacement for the other.
- **Street Repaving** – Nothing new this month. Will follow up again with the City.

CORRESPONDENCE

- A. A letter dated 7/16/09 was sent to the owner at 17725 Rosedown asking that he sign the included waiver to allow him to install stone over the Common Area walkway.
- B. A letter dated 7/21/09 was sent to the owner at 17770 Rosedown advising him that the Association drain to the curb had been cleaned out and that he could now connect a drain line to it from the side yard of his property.
- C. A reply letter dated 7/21/09 was sent to the owner at 17795 Rosedown regarding his request for tree removals. He was advised that we will not be removing any of the Pine trees, but they are scheduled to be thinned out this fall. He was also instructed to contact the golf course regarding the other trees on their property.
- D. A letter dated 7/24/09 was sent to the Eastview Community Center Board asking them to repair the damaged stamped concrete at the entry from Escala onto Devereux. It was determined that they are responsible for all the stamped concrete on the public streets in Eastview.
- E. A letter was sent out to all owners with the water emergency numbers.

UNFINISHED BUSINESS

- A. Date for September Board Meeting** – The recording secretary will be gone on the date of the September Board meeting (9/8). The Board can either hold their regular meeting and take notes or reschedule the meeting. Available dates are: Thursday, Sept. 17 or Thursday, Sept. 24. The Board agreed to the 9/17 date at 1 p.m.
- B. Brush Management Plan** – Ron Filson presented the schedule for the trimming of all of our Common Area slopes. This is on a 3 year rotation. This involves thinning out all the trees, trimming down the weeds, and cleaning up the base of all the trees. We weed all ice plant areas on an on-going basis. More details on the plan are needed.

NEW BUSINESS – None.

With no further business to be brought before the Board, the regular meeting adjourned at 3:09 p.m. and the Board met in Executive Session to discuss litigation matters. The Board reconvened the regular meeting at 3:16 p.m. to discuss the screed issue. The regular meeting adjourned at 3:48 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, Sept. 17, 2009 at 1:00 p.m.