

## **BOARD OF DIRECTORS MEETING**

**September 17, 2009**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, September 17, 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 1:02 p.m.

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

**Directors absent:** None.

**Also present:** Jim Vitale, and Wendy DeVuyst.

### **MINUTES OF PREVIOUS MEETINGS**

A motion was duly made by Doug Evans and seconded by Joan Metcalfe-Brusseau to approve the minutes from the Board meeting of 8/11/09 and the Executive Session Meeting of 8/11/09 as written. Motion carried. The Executive Session meeting was held to discuss litigation.

### **MEMBER PARTICIPATION**

**A. ARC Report** – No report.

### **COMMITTEE REPORTS:**

**A. Landscape** – Ron Filson

- **Contractor Report** - Jim Vitale reported that he walked all the fronts of the homes this time and has a list of items that need to be addressed. Discussion. Mr. Filson stated that we need to discontinue to 6<sup>th</sup> man on the crew as soon as possible. Mr. Filson found some plants behind the slope on Devereux that are not getting enough water. They also need to go back and re-treat some areas for the nut grass that were missed.
- **Walk Through/Punch List Items** – Mr. Filson reviewed the punch list from 9/4/09 with the Board. Discussion. He will do what needs to be done on the list for under \$200.
- **Tree Removal Requests from Owners:** Had another request from Mr. Brusseau (17795 Rosedown) to have 4 trees to be removed. We met with him with the representative from JRS Trees. Discussion. A motion was duly made by Ron Filson and seconded by Doug Evans to remove 2 trees as indicated on the inspection report, at the owner's expense. Motion carried. The other trees will be laced and thinned this year and should address his concerns. There was also a tree on Bellechase that was affected by the fire and has died. We removed the tree for \$200. A new tree was installed to replace it. The money for this tree will come out of the fire fund
- **Median at Devereux and Escala** – The trees and irrigation are in and Pro-Scape will be there tomorrow and to place the larger plants for review before installation. The landscape architect will be there at 12:30 p.m. to review the plant placement. We will be relocating a tree from the median to an area on Voisin. Pro-Scape will warranty the plants for 90 days.

Committee Reports (continued)

- **Additional Plants Outside Chretien Wall** – The work has been done.
- **Water Usage** – Doug Evans did a water analysis for our water use and costs over the past 4 years. We are lower in usage year-to-date over last year, but the cost of the water has increased so that we are paying more for less water. In projecting out for the rest of the year, it is anticipated that we will spend about \$92,961. We budgeted \$79,500 for water this year. With the water restrictions, we should be using less water. Vitale stated that we are watering 5 days a week on the new lawns and all the new plants throughout the area. The slopes are always watered 3 days a week. Last year we watered all the lawns 6 days a week. The weather stations control the amount of water based on the weather and evaporation rate. Discussion by the Board on reducing the amount of water we use as of 10/1. May need to aerate again in the fall. We have 3 water stations that are currently off and need to be adjusted. Still need to move the weather station on Belle Helene.
- Cilla Kersey asked about the brown areas in the slope behind her home. The slope will be checked.
- Kay Rodricks reported a couple of trees are growing into street lights. We will be getting a bid from JRS Trees next week on the slope trees that are scheduled to be done. These other trees would be included in the tree trimming work on the street trees.
- Mr. Filson has asked Vitale to remove the pine needles off the roof at 11956 Voisin.

**B. Finance** – Joan Brusseau

- **Financial Statement (8/31/09)** – The financial statement ending 8/31/09 was reviewed and approved. We are \$2,347 to the positive year-to-date in net income. The water bill was almost \$23,000 for two months. We have \$24,041 in the Reserve account. We have \$37,398 in the fire insurance fund. We have about \$14,000 left to be spent out of these funds for the last two driveways and front yard plantings.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have one delinquent account owing \$655.
- **Reserve Study/2010 Budget** – The Board will be having a budget meeting next week to work on the Reserve Study and 2010 budget.

**C. Home Inspections** – Cilla Kersey

- **11956 Voisin** – Ron Filson reported that he is following up with the owner and she has started the work.
- **2008 Home Inspections** - There are still 2 who have not returned their forms yet.
- **2009 Home Inspections** – Still have 18 people who have not returned their forms yet. Will send out follow up letters to all those who have not returned the forms.
- **Dirt Covering Screeds in Side Yards** – Doug Evans stated that he met with the attorney and we will send the original letter from the developer about the screed issue out to all new buyers in escrow.
- **Backyard Inspections** – The Board discussed whether or not we should continue including the backyards in the annual inspections. A motion was duly made by Doug Evans and seconded by Ron Filson to approve a change in the policy to have the inspection cover only what can be seen from the street. We will only take action in backyard issues if a neighbor complains. Motion carried. This proposed change will go in the next newsletter to allow owners 30 days to give input before the change is adopted and implemented. The Board will vote to adopt the policy at the December Board meeting, with the policy to go into effect for the 2010 inspections.

Committee Reports (continued)

- D. Newsletter** – Cilla Kersey reported that the next newsletter will go out in October, along with the budget. Discussion on articles.
- E. Hardscape** – Kay Rodricks
- **Bid for Felt Replacement in Driveways on Tatia** – We have a painter that is checking on a product that can be used for this work.
  - **Bids for Painting Stamped Concrete in Driveways** – We have a quote of \$275 to \$325 (depending on the size of the driveway) to paint the stamped concrete on the driveways. We will put together a list of what driveways need to be done.
  - **Repairs to Parlange by City due to Water Leak** – Ms. Rodricks continues to call the City on this matter.
  - **Bid for Patching Wall on Corte Tezcucu** – This has been done for \$335.
  - **Bid for Patching Wall on Belle Helene** – We have a bid of \$270 to do this work.
  - **Bid on Devereux Wall** – We have a bid of \$180 for the short wall repair and \$1530 for the long wall. \$2135 to do all the other work. A motion was duly made by Kay Rodricks and seconded by Joan Metcalfe-Brusseau to do all this work for \$2135. Discussion. Motion amended by Kay Rodricks and seconded by Joan Metcalfe-Brusseau to table the \$1530 bid until after we look at our budget for next year and approve the rest of the work which will total \$605. Discussion. Motion carried.
  - One of the street poles fell over due to rust. Ms. Rodricks called the City and asked them to inspect all the posts. We have a painting contractor to come out and paint the new street light pole.
  - **Stamped Concrete on Escala** – Ron Filson met with the President of the Eastview Community Center about this issue. They are checking with the City as to who is responsible for maintaining this area.
- F. Welcoming** – Kay Rodricks has been unable to reach a new owner to welcome him.
- G. President's Report** – Doug Evans
- **Neighborhood Watch** – We have had a report of a car break in on Chretien. Still need to find one more block captain.
  - **Street Repaving** – The City came out and inspected the streets and said they need to be repaved. They have it scheduled for March 2010.

**CORRESPONDENCE**

- A.** The signed maintenance waiver form from Mr. and Mrs. Kritzer (17725 Rosedown) was received on 8/13/09 for the stone they were installing over the Common Area sidewalk from their front door to the driveway.
- B.** A maintenance waiver form was sent on 8/14/09 to Mr. and Mrs. Kim Hellstrom (18175 Colonnades) for the texture coat they were putting over the Common Area sidewalk from the front door to the driveway.
- C.** A letter dated 8/14/09 was sent to Pamela Sue Johansen (11956 Voisin Ct.) outlining the Board's agreement to give her until 6/30/2010 to complete the requested work at her property.
- D.** A letter dated 8/14/09 was sent in reply to the letter from Mr. and Mrs. Anthony Barbosa (17770 Rosedown) with regard to the side yard drainage and the screed. The Board advised them that we were seeking legal counsel in this matter. A follow up letter was sent on 8/27/09 providing the documents they requested and advising that they did need to do additional drainage work in their side yard to insure that their water drains away from the neighbor's home.

Correspondence (continued)

E. Received a letter dated 9/3/09 from State Farm Insurance regarding the lawsuit. This letter will be discussed in Executive Session.

**UNFINISHED BUSINESS**

A. **Brush Management Plan** – Ron Filson presented the Brush Management Plan for review. Discussion. A revised copy will be presented at the next meeting for approval.

**NEW BUSINESS**

A. Ron Filson brought up his concern about the extra costs that we pay Vitale Landscape. Mr. Filson has looked at other landscape contractors to review their costs and feels that we are paying too much for the extras. Discussion. Mr. Filson has several grievances with the way they do work and he is recommending that we not renew the contract with Vitale Landscape after December 31, 2009. Mr. Filson will get two bids for the landscape maintenance contract for the Board to review at the October Board meeting.

With no further business to be brought before the Board, the regular meeting adjourned at 2:46 p.m. and the Board met in Executive Session to discuss litigation matters.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

NEXT BOARD MEETING: **Tuesday, Oct. 13, 2009 at 1:00 p.m.**