

BOARD OF DIRECTORS MEETING

October 13, 2009

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, October 13, 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, Kay Rodricks, Priscilla Kersey, and Joan Metcalfe-Brusseau (arrived late).

Directors absent: Ron Filson.

Also present: Joan Francis, Paula Taylor, Jamison Hymes, Gale Harms, Chris Evans, Jim Vitale, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A. The minutes of the regular Board meeting of 9/17/09 were reviewed and the following corrections were noted: 1) On page 1, under "Landscape", the first bullet, third sentence should read, "... we need to discontinue the 6th man ..."; 2) On page 2, under "Finance", the first bullet, last sentence should read, "We have about \$14,000 left to be spent out of the fire funds for ...".

A motion was duly made by Kay Rodricks and seconded by Cilla Kersey to approve the minutes from the Board meeting of 9/17/09 as corrected. Motion carried.

B. A motion was duly made by Kay Rodricks and seconded by Cilla Kersey to approve the minutes of the Executive Session meeting of 9/17/09 as written. Motion carried. This meeting was held to discuss litigation matters.

MEMBER PARTICIPATION

A. ARC Report – Joan Francis reported on the following:

- The ARC has the plans for the landscaping from the owner at 11956 Voisin Ct., which includes stepping stones by the mailbox. This Board will need to approve the stepping stones as they are in Common Area. Ms. Francis will talk with Ron Filson about this matter for a decision. The Board stated that if Mr. Filson approves of the stepping stones, then they have no objection.
- The owner at 17704 Bellechase has artificial flower in flower boxes on the front windows. He does not have ARC approval for these boxes. We will send him a letter asking him to request ARC approval for these boxes.
- Ms. Francis is resigning as the ARC chair at year end. She will continue to serve as the Patio II representative on ARC.

B. Jamison Hymes (17605 Parlange) has a problem with water draining from the Duplexes into his side yard and in the front yard area. He met with the President of the Duplex Board about this problem in June, but nothing has been done to correct the situation. He has since sent them a letter about this situation. Also, the drain lines appear to be plugged and they overflow onto the slope and into his yard. Doug Evans also viewed the situation and inspected the drain lines with Vitale. He has some estimates for repairs. Mr. Hymes and Mr. Evans will attend the Duplex meeting and ask them for a solution. Mr. Hymes also complained that the front lawn is too wet. We are looking at cutting back the water.

Member Participation (continued)

C. Paula Taylor thanked the Board for the work on the median on Devereux at Escala. It looks very nice.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson was not present.

- **Contractor Report** - Jim Vitale reported that he moved the weather station on Belle Helene. Brown spots on the slopes have been addressed. Fertilized all the slopes and will fertilize the lawns at the end of the month. Need to cut our water use by 10%.
- **Walk Through/Punch List Items** – Doug Evans presented the short punch list and reviewed it with the Board. The Board approved a new plant for \$35, but declined on the mulch. The cost to move the weather station on Belle Helene was \$300, which has already been done. A motion was duly made by Doug Evans and seconded by Cilla Kersey to approve the \$335 for this work. Motion carried.
- **Tree Removal Requests from Owners:** None.
- **Median at Devereux and Escala** – The work is done and looks very good. We will be taking this money from the fire fund to cover this expense. We have cut back the water to one day a week.
- Discussion on cutting back the watering more.

B. **Finance** – Joan Brusseau

- **Financial Statement (9/30/09)** – The financial statement ending 9/30/09 was reviewed and approved. We are \$9,676 to the negative year-to-date in net income. We have \$24,041 in the Reserve account. We have \$37,398 in the fire insurance fund. A motion was duly made by Doug Evans and seconded by Kay Rodricks to have all funds (up to \$12,500) for the island renovation work to come out of the fire funds. Motion carried.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have 4 delinquent accounts. One owes over 60 days. A pre-lien letter was sent to this owner. A motion was duly made by Doug Evans and seconded by Joan Brusseau to authorize the attorney to proceed with a lien against Unit 368 for collection of delinquent assessments. Motion carried.
- **Approve Reserve Study** – The Board held a Special meeting to review the numbers for the Reserves and the budget. Checked with vendors and got actual costs for the components to see about the remaining useful life. A new Reserve Study was presented showing that the Reserve Requirement needs to be \$27,785. Discussion. A motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the Reserve Study of 9/09 as presented. Motion carried.
- **Approve 2010 Budget** – The Board discussed the proposed budget, along with the Reserves at a Special meeting. A motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the 2010 budget as presented with the monthly assessment increasing to \$225 per unit, effective 1/1/2010. Motion carried.

C. **Home Inspections** – Cilla Kersey

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson is handling overseeing this project.
- **2008 Home Inspections** - Still have 3 outstanding. One is being handled by a property manager and we have contacted them with the form.
- **2009 Home Inspections** – About 13 still not done yet. Have sent reminder letters giving them until 10/25/09. Unit 236 has been granted an extension until 12/15/09 to

Committee Reports (continued)

do the work since they are selling the property. At the next meeting we will discuss sending certified letters to those who still have not done the work and returned the forms.

- **Backyard Inspections** – Discussion on tabling action on this policy until next year. A motion was duly made by Cilla Kersey and seconded by Kay Rodricks to delay this policy until 3/2010 meeting, with notice going to the members in the January 2010 newsletter. Motion carried.

D. **Newsletter** – Cilla Kersey reported that the newsletter will go this month along with the budget. Discussion on articles.

E. **Hardscape** – Kay Rodricks

- **Bid for Felt Replacement in Driveways on Tatia** – Approximate cost to put a seal in the driveway seam, sandblast and repaint the stamped concrete would be \$500. Cannot put felt back in this area. Discussion. It was decided to just have the sealant installed in the seam and then look at it to see if it needs painting.
- **Painting Stamped Concrete in Driveways** – We will be repainting the stamped concrete at 17650 Tatia for a cost of \$375.
- **Repairs to Parlange by City due to Water Leak** – The City was called again and they said it will be done within the next 2 weeks.
- **Status of Work on Walls on Belle Helene and Devereux** – The wall on Belle Helene has been done and the Devereux wall will be done this week.
- **Street Light Posts** – These have been painted.
- **Stamped Concrete on Devereux at Escala** – The Community Center Board is still looking into this matter with the City and sent us a reply letter to this effect.

F. **Welcoming** – Kay Rodricks said there is a new owner on Tatia. They will rent out the house for a year.

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

- **Neighborhood Watch** – Still need a block captain for Belle Helene. The RB Community Council will have a seminar on 10/20 on child abuse via the internet.

CORRESPONDENCE - None.

UNFINISHED BUSINESS

A. **Brush Management Plan** – Joan Brusseau presented the updated Brush Management Plan from Ron Filson for review. Discussion. A motion was duly made by Joan Brusseau and seconded by Doug Evans to adopt the Brush Management Plan as presented. Motion carried.

B. **Landscape Maintenance Bids** – The Board received bids for the landscape maintenance contract. These will be discussed in Executive Session.

NEW BUSINESS

A. **Trees Removed in Common Area by and Owner** – An owner removed 2 trees in the Common Area behind his home. We have discussed this matter with our attorney and will discuss further in Executive Session.

B. **Board Organization Meeting** – The Board will need to start considering candidates for the Board election next year, as both Kay Rodricks and Doug Evans will be going off the Board. The Board will have a Special Meeting to discuss this matter further.

With no further business to be brought before the Board, the regular meeting adjourned at 2:10 p.m. and the Board met in Executive Session to discuss litigation matters, disciplinary action against a member, and contract negotiations.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, Nov. 10, 2009 at 1:00 p.m.