

## **BOARD OF DIRECTORS MEETING**

**December 8, 2009**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, December 8, 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 1:05 p.m.

**Directors present:** Doug Evans, Kay Rodricks, Priscilla Kersey, and Ron Filson.

**Directors absent:** Joan Metcalf-Brusseau.

**Also present:** Wendy DeVuyst.

### **MINUTES OF PREVIOUS MEETINGS**

A. The minutes of the previous meeting of 11/10/09 were reviewed and the following correction was noted: On page 3, under "2009 Home Inspections", item "A", the fourth sentence should read, "There are 4 homes that have not ...".

A motion was duly made by Doug Evans and seconded by Cilla Kersey to approve the minutes from the Board meeting of 11/10/09 as corrected. Motion carried.

B. Review minutes in Executive Session.

### **MEMBER PARTICIPATION**

A. **ARC Report** – Joan Francis was not present.

- Flower Boxes at 17704 Bellechase – Real flowers were put in the boxes and were approved by the ARC.

B. **Hearings for Home Inspection Work:**

- 18019 Chretien – No reply.
- 18121 Chretien – No reply.
- 18105 Chretien – Work has been done.
- 18189 Colonnades – No reply.

### **COMMITTEE REPORTS:**

A. **Landscape** – Ron Filson

- **Contractor Report** - No report.
- **Walk Through/Punch List Items** – No punch list for this month. Ordered 30 new tree poles. Some small items done this past month at no expense.
- **Tree Removal Requests from Owners:** No requests.
- **Trimming of Front Yard Trees** – All front yard trees were done except at 18127 Colonnades, because the owner objected to the contractor. Mr. Filson talked with the homeowner and we will be trimming that tree this Saturday. The Board felt the trees look good.
- **Backflow Testing** – Got the backflow testing done for \$50 each by Wendy Billing. All passed. This contractor does testing and repairs.
- **Transition to New Landscape Contractor** – At the Executive Session meeting last month the Board reviewed bids from 3 landscape contractors and awarded the contract to Pro-Scape, Inc. as of January 1, 2010. Met with Vitale on December 1<sup>st</sup> and informed him of the contract cancellation. Commended him on the work his

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company has done and the work that Gilbert has done. Working for a smooth transition to Pro-Scape and will be meeting with the new contractor prior to them starting on January 1<sup>st</sup>.

- **Removal of Massive, Mature Front Yard Trees in Future** – The Board will need to look at the front yard trees to see if there are some where the tree roots are doing damage to underground pipes and should be removed. Perhaps remove a couple each year.
- In the next newsletter we need to remind owners to trim trees in their Exclusive Use Areas where they are hitting the roof or are hanging over into the Common Area.
- All the water is shut off at this time.

**B. Finance** – Doug Evans reported.

- **Financial Statement (11/30/09)** – The financial statement ending 11/30/09 was reviewed and approved. We will be transferring \$9647 from the Fire Fund Account to the checking account to cover the trimming work on the front yard trees. That will leave a balance of \$15,000 in the Fire Fund for the last two homes that need to be done. We are \$24,632 to the negative year-to-date in net income. We have \$26,041 in the Reserve account, which is funded per the requirement. We project the total water for the year will be about \$97,136.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have 3 delinquent accounts. One has been liened and a pre-lien letter was sent to another. A motion was duly made by Doug Evans and seconded by Ron Filson to authorize the attorney to file a lien against Lot 200244 for collection of delinquent assessments. Motion carried. Unit #368010 has been liened and owes \$1730. We are getting a lot book report on the property to see what is owed to determine what action we want to take in this matter. Will discuss again next month.

**C. Home Inspections** – Cilla Kersey

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson reported that the owner has had all the concrete poured in the yard.
- **2008/2009 Home Inspections** – Certified letters were sent to 4 owners who have not responded and returned their completed forms. A motion was duly made by Doug Evans and seconded by Cilla Kersey to fine the owners at 18019 Chretien, 18121 Chretien, and 18189 Colonnades at \$200 each for failure to comply. Motion carried.
- Checked with the attorney regarding shake roofs and they said there is no City or State mandate to replace shake roofs with tile when the roof reaches 25 years old.
- **Backyard Inspections** – Policy to be voted on at March 2010 Board meeting. Will put this policy in the January newsletter for member input.

**D. Newsletter** – Cilla Kersey reported that the newsletter will go in January.**E. Hardscape** – Kay Rodricks

- Crack in the wall along Devereux is starting to show up again. Was repaired once already. Will continue to monitor it.
- The wall along Escala at Voisin has a missing piece and will be repaired for \$270.
- Reviewed the long wall on Escala behind Chretien. Some of the patches are coming out. We have a bid of \$2700 to restucco the problem areas on the wall and repaint. Have bids for patching other walls for around \$700. These other bids will have to wait until next year.
- **Repairs to Parlange by City due to Water Leak** – The City completed these repairs.

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- **Stamped Concrete on Devereux at Escala** – Doug Evans reported on this under his report.

F. **Welcoming** – Kay Rodricks welcomed two new owners.

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

- **Neighborhood Watch** – Had nothing to report.
- Mr. Evans attended the Community Center Board meeting this last month. They are still trying to find out from the City who is responsible for the stamped concrete on Devereux at Escala. He will follow up again with the Community Center by attending the next meeting.
- Drain line leaking on Parlange slope from the Duplex Association was repaired by their landscaper.

**CORRESPONDENCE**

- A. Letter from State Farm Insurance dated 11/9/09 regarding the settlement of the lawsuit against the association by Oleg & Irina Yevteyev.
- B. Certified letters dated 11/16/09 were sent to the owners of 18189 Colonnades, 18105 Chretien, 18121 Chretien, and 18109 Chretien regarding the home inspections of their properties.
- C. Certified letter dated 11/30/09 was sent to J. Vitale Landscape terminating our contract with them as of 12/31/09.

**UNFINISHED BUSINESS**

- A. **Trees Removed in Common Area by and Owner** – This will be discussed in Executive Session.

**NEW BUSINESS**

- A. **Resignation of Joan Metcalf-Brusseau** - Doug Evans stated that Ms. Metcalf-Brusseau has resigned from the Board over the issue of the fine imposed against her husband for the removal of trees in the Common Area. Discussion on finding a replacement.
- B. **Appoint Nominating Committee** – A motion was duly made by Doug Evans and seconded by Kay Rodricks to appoint the current Board members as the Nominating Committee. Motion carried. The Board discussed some possible candidates.

With no further business to be brought before the Board, the regular meeting adjourned at 2:27 p.m. and the Board met in Executive Session to discuss disciplinary action against a member.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

NEXT BOARD MEETING: **Tuesday, Jan. 12, 2010 at 1:00 p.m.**