

BOARD OF DIRECTORS MEETING

January 12, 2010

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, January 12, 2010 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, and Ron Filson.

Directors absent: Cilla Kersey.

Also present: Linda Filson, Tom & Joan Francis, Jay Helms (Pro-Scape), and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

- A.** The minutes of the previous meeting of 12/8/09 were reviewed and the following corrections were noted: 1) On page 2, under item "B" "Finance", the last sentence in the first bullet should read, "We project the total water cost for the year ..."; 2) On page 2, under item "D" "Newsletter", it should read, "Cilla Kersey reported that the newsletter will go out in January." A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve the minutes from the Board meeting of 12/8/09 as corrected. Motion carried.
- B.** The minutes of the Executive Session meeting of 12/8/09 were reviewed and there was one minor correction to item "B" under "Business" to read "He has" rather than "They have". A motion was duly made by Doug Evans and seconded by Ron Filson to approve the minutes of the Executive Session meeting of 12/8/09 as corrected. Motion carried. The purpose of the meeting was to discuss disciplinary action against a member.

MEMBER PARTICIPATION

- A. ARC Report** – Joan Francis
- Front Door at 12061 Tretagnier – A letter dated 12/22/09 was sent to the owners of this house regarding the red front door that did not have ARC approval. They were asked to submit an architectural application by 1/12/10. As of this time, no application has been received for the front door color. A follow up letter will be sent if the application is not received by 5 p.m. today. The owner later came in the meeting and had just turned in the application.
 - The vacant lot on Chretien closed escrow and the builder who bought it will start construction soon.
 - Ms. Francis is no longer the Chair, but is still on the ARC. Ron Filson thanked Ms. Francis for her leadership on the ARC.
- B.** Tom Francis asked if the water sensor stations are reducing water use. He also asked about the cost difference between Pro-Scape and Vitale. Mr. Filson stated that the weather stations were having some problems and they were adjusted in late October. We are seeing less water use now. Mr. Filson foresees a water use savings this year. As to the contract cost in comparison to Vitale, Mr. Filson stated that while we are paying slightly more for the monthly contract, their extra costs should be considerably less. There are some extras included in the contract that we were paying as extras to Vitale. Mr. Filson anticipates that we will save about 50% over the extras from Pro-Scape.

COMMITTEE REPORTS:**A. Landscape** – Ron Filson

- **Contractor Report** - Mr. Filson introduced Jay Helms of Pro-Scape. He, or his brother Frank, will be on-site each week. Daniel is the on-site foreman. They started work on Jan. 4 and their uniforms are a light green shirt with the company logo. Mr. Helms stated that they are going through the irrigation system and have already made some repairs. They are changing out some nozzles or heads as needed. They also found a vehicle drove onto the grass area on Devereux and did some minor damage to the turf. Mr. Helms is looking forward to working with the Board. Doug Evans asked about the use of blowers on the project. Mr. Helms said they are aware of the noise aspect and use the blowers only as needed and not early in the morning. They will be mowing on Thursdays and will be fertilizing this week. They will fertilize every 6 to 8 weeks. We will not be watering on weekends, so there should be few emergency irrigation issues on the weekends.
- **Walk Through/Punch List Items** – No punch list yet.
- **Tree Removal Requests from Owners:** None. We did do the trimming of all the front yard trees and had to follow up with the one owner who blocked the trimming of his front yard tree. The contractor came back out and trimmed the tree with Mr. Filson present.
- **Removal of Massive, Mature Front Yard Trees in Future** – Mr. Filson has looked at the front yard trees and there are about 6 trees that may need to be removed as the tree roots could be causing damage. This will be addressed later in the year.
- **Water Update** – At year end of the year we had used less water than the previous year. We did bring the water use down substantially in November/December over last year after we had the weather stations were adjusted. While water use was down, the cost of water has increased so our overall costs are up.
- The next phase of slope tree work is due to be done. We will need to work with the golf course to coordinate the removal of the cuttings. We will get a bid from JRS for this work. Discussion. It was decided to wait until the next meeting to see if funds are available for this work.
- Pro-Scape has guaranteed their contract price for two years.

B. Finance – Doug Evans

- **Financial Statement (12/31/09)** – The financial statement ending 12/31/09 was reviewed and approved. The final year-end statement will be presented at the next meeting. In December we transferred \$9,647 from the Fire Fund to offset the tree trimming work from last month. We are \$3,001 to the negative year-to-date in net income. The major variance in the budget was for water. We have \$26,041 in the Reserve account, which is about \$300 under the requirement. The balance in the Fire Fund is \$14,000. Mr. Evans thanked Ron Filson for all his efforts in overseeing the landscaping and controlling the costs.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 3 delinquent accounts. Two of the accounts have been liened. One of them has paid \$550, with a balance of \$975. This was the same one we took to Small Claims Court last time and won. The other currently owes \$1965. Discussion. This property will be eligible for foreclosure on 3/1/10. It doesn't appear that the property is occupied. Mr. Evans will check on filing a claim on this property in Small Claims Court.

Committee Reports (continued)

C. Home Inspections – Kay Rodricks

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson reported that the windows are in and the backyard concrete has been poured.
- **2008/2009 Home Inspections** – The owners at 18189 Colonnades and 18121 Chretien were fined \$200 each for non-compliance with the Home Inspection work to be done at their properties. Discussion. The work at 18121 Chretien has been completed. A motion was duly made by Kay Rodricks and seconded by Ron Filson to reverse the \$200 fine against 18121 Chretien and assess another \$200 fine against 18189 Colonnades. Motion carried.
- **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 was not present, but the newsletter will go out this month. Discussion on articles.

E. Hardscape – Kay Rodricks

- Will have some stucco repairs done to the wall on Tezcuco for \$360.

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

G. President's Report – Doug Evans

- **Neighborhood Watch** – Still working to find a block captain for Belle Helene.
- **Stamped Concrete on Devereux at Escala** – Will attend the next Community Center meeting to find out what they will do about the broken stamped concrete. Tom Francis has investigated this with the City in the past and he feels that those stamped concrete areas belong to the neighboring association. Discussion.

CORRESPONDENCE

A. Notice of Fine letters were sent on 12/11/09 to the owners at 18121 Chretien and 18189 Colonnades fining them \$200 each for non-compliance with the Home Inspection report for their properties.

B. A letter dated 12/22/09 was sent to the owners at 12061 Tretagnier regarding their red front door and the lack of ARC approval. They were given until 1/12/10 to submit an architectural application.

UNFINISHED BUSINESS

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

B. Nominating Committee Report/Annual Meeting – A motion was duly made by Doug Evans and seconded by Kay Rodricks to conduct the election of Directors by mail and to appoint Wendy DeVuyst as the Inspector of Election. Motion carried. The meeting date will be 3/9. Kay Rodricks will head up the refreshment committee. The Board meeting will be at 3:30 with the Annual Meeting to be at 5 p.m. Bios. on the candidates are due by 2/1/10. Discussion on possible candidates.

NEW BUSINESS

A. Bench for Devereux Area - Doug Evans was asked by a neighbor about installing a bench in the Common Area on Devereux. Discussion. A motion was duly made by Doug Evans and seconded by Ron Filson to deny the request for a bench in the Common Area. Motion carried.

With no further business to be brought before the Board, the regular meeting adjourned at 2:23 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, Feb. 9, 2010 at 1:00 p.m.