

BOARD OF DIRECTORS MEETING

February 9, 2010

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, February 9, 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, Cilla Kersey, and Ron Filson.

Directors absent: None.

Also present: Jay Helms (Pro-Scape), and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A. The minutes of the previous meeting of 1/12/10 were reviewed and the following correction was noted: On page 2, under "Landscape", the fifth bullet, second sentence should read, "... after we had the weather stations adjusted."

A motion was duly made by Kay Rodricks and seconded by Ron Filson to approve the minutes from the Board meeting of 1/12/10 as corrected. Motion carried.

B. A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the minutes of the Executive Session meeting of 1/12/10 as written. Motion carried. The purpose of the meeting was to discuss disciplinary action against a member.

APPOINTMENT OF NEW BOARD MEMBER

A motion was duly made by Ron Filson and seconded by Doug Evans to appoint Jim Vakoutis to the Board to fill the unexpired term left due to the resignation of Joan Brusseau. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Joan Francis was not present and had no report.

- Painting of Front Door at 12061 Tretagnier – ARC is reviewing the application.

COMMITTEE REPORTS:

A. **Landscape** – Ron Filson

- **Contractor Report** - Jay Helms of Pro-Scape has been proactive and has found items that need to be addressed. They have fertilized the slopes and front yards and will do again in about 6 weeks. Three valves were running on Chretien due to a short in the wires. The connectors were water-proofed to repair the problem. A pepper tree fell and another large branch went down. Guy wires were installed on several trees to prevent more damage. A lot of time has been spent weeding the slopes. They will be working on the front yards this week. The control wiring is being reviewed so that valves can be made to run more sequentially. There don't appear to be any problems with the homeowners during this transition.
- **Walk Through/Punch List Items** – A punch list was generated from a walk through on 2/5/10. Discussion. A motion was duly made by Doug Evans and seconded by Cilla Kersey to approve all items on the punch list for approximately \$2000. Motion carried.
- **Tree Removal Requests from Owners:** None.

Committee Reports (continued)

- **Tree Trimming Bid for Slope Work** – We have a bid from JRS Trees for \$13,000 to do the next phase of slope tree trimming work. Discussion. After reviewing the financial situation, a motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the bid of \$13,000 for the tree work. Motion carried.
- **Removal of Massive, Mature Front Yard Trees in Future** – Tabled at this time.
- **Water Update** – The irrigation has been off for several weeks. It was only on right after the fertilization was done. The rates are going up, but we are hoping to use less water this year. The current water restrictions call for 7 minutes per station for 3 days a week.
- We have one controller on Parlange that does not have a weather station. We have a bid of \$810 to replace the controller with the weather station. We don't need to do this work now and we may be able to pay for it out of the Reserves.
- Doug Evans brought up the weeds on the Devereux slope. This will be done after the tree trimming on the slope is done.
- There was a question on whether or not a golf course tree broke one of our pipes. Mr. Helms checked and the pipe does not belong to the Association, but to the golf course. Mr. Filson will notify the golf course.
- Doug Evans brought up some small pepper trees that we planted a year ago that don't appear to be growing. Mr. Helms will check on these trees.
- Mr. Filson has been very happy with the work being done by Pro-Scape.

B. Finance – Doug Evans

- **Financial Statements (Final for 12/31/09 & 1/31/10)** – The final year-end financial statement ending 12/31/09 was reviewed and approved, along with the financial statement ending 1/31/10. We have \$26,043 in Reserves and we need to have \$28,234. A motion was duly made by Doug Evans and seconded by Ron Filson to approve transferring \$3000 from the operating account to the Reserves. Motion carried. We have \$14,000 left in the insurance money for the 2 remaining homes. The one that is being rebuilt will need to have the driveway and walkway poured soon. The contractor will provide us with a bid and we will get a second bid.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 14 delinquent accounts. Liens have been put on 2 of these accounts. Will discuss Small Claims Court action against the two lien properties in Executive Session.
- A copy of the audit report was distributed to the Board to review and approve at the next meeting.

C. Home Inspections – Kay Rodricks/Cilla Kersey

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson reported that the concrete work in the backyard is done and all the windows were installed. The owner is in the process of getting ARC approval for the painting work. After the painting work is done the landscaping will be done and the side gate will be re-installed. Once the backyard landscaping is done then we will complete the front yard landscaping.
- **2008/2009 Home Inspections** – The owner at 18185 Chretien had received a time extension to complete the requested work. We will check to see if the work is done. The owners at 18189 Colonnades have been fined \$400 for not doing the requested work. The work is still not done. Discussion. A motion was duly made by Doug

Committee Reports (continued)

Evans and seconded by Kay Rodricks to assess another \$200 fine against 18189 Colonnades. Motion carried.

- **Backyard Inspections** – The proposed policy was not placed in the January newsletter in order to be voted on at March 2010 Board meeting. Discussion. We will put the policy in the next newsletter and vote on the policy at the May meeting.

D. **Newsletter** – Cilla Kersey reported that the newsletter was sent out in January. We will put out the next newsletter around the first of April along with the audit report.

E. **Hardscape** – Kay Rodricks

- We have started the patching work on the wall on Voisin. This was previously approved.
- Street light down on Chretien. Called the City and they have removed it. They are looking for a replacement lamp.
- Inside the Chretien wall needs to be repaired and painted. The outside work on this wall alone is bid at \$2700. This will be tabled for the time being.
- Need to paint the bottom of some of the electrical boxes and light posts where they are rusting. Doug Evans and Kay Rodricks volunteered to do this work.

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

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

- **Neighborhood Watch** – We have a volunteer to be the block captain on Belle Helene. There is a community Neighborhood Watch meeting on 3/5/10.
- **Stamped Concrete on Devereux at Escala** – Mr. Evans did not go to the last Community Center meeting, but will attend the meeting this month.
- Mr. Evans expressed his opinion that the new Board not pursue the idea of a management company. He feels that the current landscaper is doing a good job, along with our bookkeeper and secretarial service. Discussion.
- Mr. Evans expressed his opinion that the Board may want to consider amending the Bylaws to eliminate term limits on the Board members.

CORRESPONDENCE

A. Notice of Fine letter was sent on 1/15/10 to the owners at 18189 Colonnades fining them another \$200 for non-compliance with the Home Inspection report for their property.

Total fines are at \$400.

B. A letter dated 1/15/10 was sent to the owner at 18121 Chretien reversing the \$200 fine previously imposed since the work noted on the Home Inspection report had been done.

UNFINISHED BUSINESS

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

B. **Nominating Committee Report/Annual Meeting** – Ron Filson, Tom Francis and Melanie Pulley are running for election to the Board. Ballots were mailed out last week. Kay Rodricks is in charge of the refreshments.

NEW BUSINESS – None.

With no further business to be brought before the Board, the regular meeting adjourned at 2:31 p.m. and the Board met in Executive Session to discuss disciplinary action against a member and Small Claims court action.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, Mar. 9, 2010 at 3:30 p.m. to count ballots, followed by the regular Board Meeting at 4:00 p.m. The Annual Meeting will begin at 5 p.m.