

SPECIAL BOARD OF DIRECTORS MEETING

March 9, 2010

The Board of Directors of the Eastview Patio Homes II Association held a Special Meeting on Tuesday, March 9, 2010 at the Eastview Community Center, pursuant to the notice thereof sent to all Board members. The purpose of the meeting was to count the election ballots. It was determined that a quorum was present and the meeting was called to order by the President, Doug Evans at 3:30 p.m.

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

Directors absent: Jim Vakoutis and Cilla Kersey.

Also present: Chris Evans, Debbie Flores, and Wendy DeVuyst.

BUSINESS

A total of 92 ballots were received for this election. Those elected to the Board for the next two years are: Ron Filson, Tom Francis and Melanie Pulley.

With no further business to be brought before the Board, the Special meeting adjourned at 3:59 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

BOARD OF DIRECTORS MEETING

March 9, 2010

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, March 9, 2010 at the Eastview Community Center, pursuant to the notice thereof sent to all members.

It was determined that a quorum was present and the meeting was called to order by the President, Doug Evans at 4:01 p.m.

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

Directors absent: Jim Vakoutis and Cilla Kersey.

Also present: Tom & Joan Francis, Kay Agriesti, Chris Evans, Jay Helms (Pro-Scape), Debbie Flores, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by Kay Rodricks to approve the minutes from the previous Board meeting of 2/9/10 as written. Motion carried.

MEMBER PARTICIPATION

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

- 12095 Tretagnier – The Board sent them a letter regarding the need for an architectural application for a newly installed door. They did submit the form and the door has been painted the correct color.
- 12061 Tretagnier – The Board sent them a letter regarding repairing cars in driveway and storage in the garage. About half the garage is cleaned out and a car was out with the hood up the other day. In December 2009 the owners were sent a letter regarding their red front door. They were asked to submit an architectural form for the paint color. They submitted the ARC form for the front door color, but the application was denied. They were asked to resubmit an application with an approved color. To date they have not resubmitted for the paint color and the door is still red. ARC is requesting that we send another letter giving them until 4/13 to repaint the doors or fine them if they don't comply. We will ask them to either attend the next Board meeting or submit their application. We also bring up the issue of car repairs.
- Some modifications needed to be made to the exterior of the new home being constructed on Bellechase. The builder is very cooperative in complying with ARC requests.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jay Helms of Pro-Scape reported that they have been doing weeding on the slopes. Also they went through all the front yards and did weeding and minor trimming. On the west side of Escala they sprayed all the weeds. They have completed all the items on the punch list from last month, with the exception of some of the plant material as the quality of plants is not available at this time. Their focus in the coming month will be the 3 large slopes. They noted that some of the plants around the utility boxes are dying out. Mr. Helms will have a report on the number that need replacement for the next meeting and the work can be done over the next few months. They added 15 more rat bait stations to the property. Also

Landscape Report (continued)

found bee hives in several areas. These have been cleared out by a pest control contractor. There was a main line water break on Belle Helene that was cleaned up. The Board has been very pleased with the work being done by Pro-Scape.

- **Walk Through/Punch List Items** – We have the punch list. There are about \$295 in expenses. Mr. Filson approved this work. We installed some Gazanias on Versailles Ct.
- **Tree Removal Requests from Owners**: None. Will start looking at front yard trees that may need to be removed as they are getting too large.
- **Status of Tree Trimming Work** – The work has been completed on the slope area for Tatia, Parlange, Devereux and Rosedown. Some of the trimming was severe, but the trees will come back. Pro-Scape went behind the tree contractor and checked all the irrigation and made any needed repairs.
- **Water Report** – The cost of water has gone up. We used substantially less water over the past two months. The water has been shut off due to the rain.

B. Finance – Doug Evans

- **Financial Statement (2/28/10)** – The financial statement ending 2/28/10 was reviewed and approved. Our Reserve balance will be \$29,048 (once the \$3000 transfer this month is complete) and we are fully funded. The fire fund is at \$14,000. We will get bids for the driveway at the new house on Bellechase. We are under budget year to date on water by \$14,434. We are \$17,419 to the positive on the budget. A motion was duly made by Doug Evans and seconded by Ron Filson to ratify approval to move \$15,000 from the Reserves to a 2 year CD at Union Bank at 2%. Motion carried.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – We have 8 delinquent accounts. 2 are serious and have been liened. One other is about to receive a pay or lien letter. The Board will discuss the 2 serious ones in Executive Session.
- **Approve Audit Report** – The audit report from the CPA was reviewed. A motion was duly made by Doug Evans and seconded by Kay Rodricks to approve the audit report as presented and mail same to all owners. Motion carried.

C. Home Inspections – Kay Rodricks

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson reported that he is still following up on this property.
- **18185 Chretien Ct.** – This work has been done.
- **18189 Colonnades** - We have fined them \$600 to date. Since we are pursuing this lot as a delinquency, we will not fine any further at this time.

D. Newsletter – The newsletter will go out in early April, along with the audit report. Will announce the new home inspection policy. We will be sending the newsletter to all 150 homes and to the non-resident owners. This will now include all the renters.**E. Hardscape** – Kay Rodricks

- **Street Light Repairs by City** – The City is making a new lantern for the one that went down.
- **Painting of Some Electrical Boxes** – Doug Evans and Kay Rodricks have volunteered to paint some of the rusting electrical boxes.

F. Welcoming – Kay Rodricks had no new residents to welcome.**G. President's Report** – Doug Evans

- Thanked everyone for all their help on the Board.

CORRESPONDENCE

- A. Notice of Fine letter was sent on 2/12/10 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 \$600.
- B. A letter dated 2/18/10 was sent to the owner at 12061 Tretagnier regarding a vehicle in the driveway being repaired and the garage full of storage.
- C. A letter dated 2/18/10 was sent to the owner at 12095 Tretagnier regarding them painting the garage door without prior ARC approval. They were asked to submit an architectural request form by 3/1/10.

UNFINISHED BUSINESS

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

NEW BUSINESS – None.

With no further business to be brought before the Board, the regular meeting adjourned at 4:43 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

ANNUAL MEETING OF MEMBERS

March 9, 2010

The Annual Meeting of Members of the Eastview Patio Homes II Association was held on Tuesday, March 9, 2010 at the Eastview Community Center, pursuant to the notice thereof sent to all members.

It was determined that a quorum of ballots were received in order to confirm the Board elections. The meeting was called to order by the President, Doug Evans at 5:07 p.m.

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

Directors absent: Jim Vakoutis and Cilla Kersey.

Also present: 22 residents, Debbie Flores, and Wendy DeVuyst.

PRESIDENT'S REMARKS ... Doug Evans

- A. Mr. Evans welcomed everyone and thanked them for coming.
- B. The refreshments following the meeting are courtesy of Kay Rodricks, Linda Filson and Chris Evans.
- C. Mr. Evans introduced the current Board members and thanked them for all their help. Cilla Kersey and Jim Vakoutis were unable to be here. Mr. Evans also introduced the bookkeeper, Debbie Flores and the recording secretary, Wendy DeVuyst, and thanked them for all their work.
- D. Mr. Evans reviewed the goals he had for the past year.
 - Noise abatement for Colonnades and Chretien – Talked to Cal-Trans and they would not put up a sound barrier wall. We planted new trees in the area to help alleviate the noise.
 - Replant the Median at Devereux and Escala – This was accomplished and looks good
 - Improve Water Conservation – We installed Smart Controllers through grant money. These help us to water more efficiently. Water rates are constantly increasing, but we are working to mitigate the use. We have replaced a lot of older sprinklers to new heads that save water.
 - Settle Fire Lawsuit – The lawsuit brought against the Association by an owner who lost their home in the fire was settled through our insurance company without any cost to the Association.
 - Improve Slope Behind Devereux – We added Crepe Myrtle trees and bushes to improve the appearance of the slope.
 - City to Repave the Streets – The City supposedly has this scheduled to be done this month. Mr. Evans will continue to follow up on this matter.
 - Have All 14 homes Rebuilt from the Fires – 12 homes have been done and the last 2 are under construction now. We will pay for the new driveways and relandscape the front yards.
- E. Mr. Evans expressed his concerns for the future:
 - Water Concerns – Restricted use by the City and continued increase in cost.
 - Delinquent Accounts – With the bad economy we are seeing more delinquent accounts. There are currently 2 accounts that are seriously past due.
 - Difficulty in Finding New Board Members – Asked everyone to consider ways to serve. Feels the property looks very good and the Board does a good job managing it.

REPORTS:

- A. Financial** – Doug Evans reported that an audit for the last fiscal year will go out next month to the owners. We ended the year very close to having a balanced budget. Reviewed the statement of 2/28/10 that the members present received. The 2010 budget shows we have \$406,000 in revenue for 2010, with the same for expenses. We anticipate spending \$262,000 for landscape and \$100,000 for water.
- B. Landscape** – Ron Filson reported that the reason for the dues increase was the water costs. We are trying to keep water use down, but keep the area looking good. Mr. Filson monitors the water each month, station by station, and evaluates it with the contractor. He asked the owners to report any irrigation problems to our landscaper. Two years ago he took over this job from Kay Agriesti and she had done a great job. He worked with the previous landscaper almost on a daily basis. He was concerned with the extra charges they were billing us, so the Board looked at some alternatives. We gave one company a chance to show us their work with the relandscaping of the fire damaged property and the center island (they were the low bidder). Based on their work the Board terminated the previous contractor and on January 1st Pro-Scape began to do our landscape maintenance work. Mr. Filson feels Pro-Scape is doing a good job. The median on Devereux at Escala was a project that Kay Agriesti and Paula Taylor had started. It was completed last year and looks very good. We do major tree trimming work on the slopes every 3 years on a rotation basis. Front yard trees are done annually or longer as needed. We just finished the slope trees on Tatia, Parlange, Devereux and Rosedown. Rat baiting is being done again this year and we have added more stations. Unfortunately, we can't do much about the rabbit problem. As part of the on-going maintenance we are looking at older plants and those that are damaged by the rats and replacing them a few at a time. The contractor is currently concentrating on weeding the slopes. Lastly, we are looking at the older front yard trees that are overgrown and may have roots causing damage. We may need to remove a few in the coming months.
- C. Home Inspections/Hardscape** – Kay Rodricks reported that all the work on the home inspections from last year have been done, except for 2 that we are still working on. She was hoping to get all the Common Area walls painted while on the Board. All but 2 walls have been completed.
- D. Welcoming** – Kay Rodricks reported that she welcomes all new owners. In 2009 she welcomed about 14 new owners. She has enjoyed serving on the Board.
- E. Newsletter** – The Board thanked Cilla Kersey for all her work on the newsletter.

ELECTION RESULTS

Wendy DeVuyst reported that we received 92 ballots and the following persons were elected to the Board for the next two years: Ron Filson, Tom Francis and Melanie Pulley.

QUESTIONS AND ANSWERS

- A.** Question about what we spend on lawn watering versus all other watering. Does the Board anticipate that at some point we may need to eliminate the lawns. Ron Filson said so far we can manage keeping our landscaping as is. At some point in the future that may become an issue, but would probably require a large special assessment.
- B.** Question about parking restrictions. Our CC&R's state that garages are to be clean to allow two cars to park inside. All cars are supposed to be parked in the garage or driveway. Parking on the street is enforced by the City. Discussion on renter concerns.

Questions and Answers (continued)

We are going to start sending the newsletter to all homes so that both renters and owners get the information. Question about amending CC&R's to have stricter parking rules. That would have to be something that the new Board could consider.

- C. It was reported that the condition of street on Colonnades is getting worse. Is there anything we can do to expedite getting the City to repave them. Doug Evans will talk to them again and specifically note Chretien and Colonnades.
- D. Manoo Kazemzadeh thanked the Board for all their work. He noted that a tree came down on the slope on Colonnades in the storms. A pepper tree was used as a replacement tree and he feels it should have been a different type of tree. Ron Filson stated that we replaced the tree with a like type tree. Mr. Kazemzadeh was not happy with the tree choice.
- E. Question about putting trees on any slopes. Concern about the view issue. Ron Filson reported that the landscape plans are on file with the City and we are required to have trees on slopes. The trees we have used on the slopes as replacements are low growing and use little water. They are also low maintenance trees.
- F. A homeowner feels that the new landscape crew needs to have more visible shirts with their logo. Ron Filson is working with the landscaper to get more visible uniforms. Issue of landscaper cars on our property has been addressed.
- G. Mary Kay Kazemzadeh provided information on Neighborhood Watch. We need to get some Neighborhood Watch signs where missing. It was noted that a previous Board had approved funds for signs, but no one at Neighborhood Watch has provided the signs. Also, need to get an Eastview person to oversee this district. Explained the data base system for notifying residents in an emergency.
- H. Question about whether or not the attack in December at the Community Park was disseminated to the Neighborhood Watch people. That information was not put out to everyone.
- I. Tom Francis thanked the Board for their good financial handling of the Association.
- J. Ron Filson expressed the Board's appreciation to Doug Evans and Kay Rodricks for all their service on the Board. Cards of appreciation were given to them. Mr. Filson hopes that they will consider serving again in the future.

With no further business to be discussed, the Annual Meeting was adjourned at 5:53 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

ORGANIZATIONAL BOARD OF DIRECTORS MEETING

March 9, 2010

The Board of Directors of the Eastview Patio Homes II Association held an Organizational Meeting on Tuesday, March 9, 2010 at the Eastview Community Center, immediately following the Annual Meeting.

It was determined that a quorum was present and the meeting was called to order by the Acting President, Ron Filson at 5:55 p.m.

Directors present: Ron Filson, Tom Francis, and Melanie Pulley.

Directors absent: Jim Vakoutis and Cilla Kersey.

Also present: Debbie Flores, and Wendy DeVuyst.

BUSINESS

A. Election of Officers - A motion was duly made by Tom Francis and seconded by Ron Filson that the following officers be elected for the next year:

President	Ron Filson
Vice President/Treasurer.....	Tom Francis
Secretary	Cilla Kersey

Motion carried. The following persons will be on the bank signature cards: Ron Filson, Tom Francis, Cilla Kersey and Melanie Pulley. Any two signatures are needed on all checks and withdrawals.

B. The following Committee assignments were made:

Landscape –	Ron Filson
Maintenance –	Jim Vakoutis
Home Inspections –	Cilla Kersey and Melanie Pulley
Welcoming –	Melanie Pulley
Newsletter –	Cilla Kersey

C. The time for the Board meeting will be changing to 4 p.m.

With no further business to be brought before the Board, the meeting adjourned at 6:06 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Tuesday, April 13, 2010 at 4 p.m.