

## **BOARD OF DIRECTORS MEETING**

**April 13, 2010**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, April 13, 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, Ron Filson at 4:02 p.m.

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

**Directors absent:** Jim Vakoutis.

**Also present:** Joan Francis, Tom & Cher Lecours, Martin Lave, Jay Helms (Pro-Scape), and Wendy DeVuyst.

### **MINUTES OF PREVIOUS MEETINGS**

A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the minutes from the Special Board meeting of 3/9/10, the minutes of the regular Board meeting of 3/9/10, the minutes of the Executive Session meeting of 3/9/10, the minutes from the Annual Meeting of 3/9/10, and the minutes from the Organizational Board meeting of 3/9/10 as written. Motion carried. The purpose of the meeting was to discuss Small Claims Court action against two members.

### **MEMBER PARTICIPATION**

- A. **Hearing for 12061 Tretagnier (Red front door & automotive work)** – Mr. and Mrs. Lecours were in attendance and have complied.
- B. Martin Lave brought up the problem of cars not parking inside their garage. Feels there is a danger when vehicles park on the streets. Also they detract from the beauty of the neighborhood. The other concern is vandalism. Tom Francis stated that before the fires in 2007 there was a higher car break-in problem in Patio Homes II.
- C. Tom Lecours asked if residents can wash their cars. He was advised that cars can only be washed during the hours of the water restrictions imposed by the City.
- D. **ARC Report** – Joan Francis
  - Recommended that the Board give people a deadline to clean out garages so they can fit cars inside to park. Ron Filson stated that there was a notice in the newsletter. The Board will consider sending a special letter about this matter. The Board will put this on the agenda for discussion in the future.

### **COMMITTEE REPORTS:**

- A. **Landscape** – Ron Filson
  - **Contractor Report** - Jay Helms of Pro-Scape reviewed the punch list of 4/8/10 with the Board. He is recommending that we replace the plants missing around utility boxes throughout the area. He is also recommending that we add a sprinkler line at the corner of Bellechase and Tretagnier to provide better irrigation coverage to the African Daisies. On Voisin Court there are too many heads on one line. They are recommending adding a valve and new irrigation line, along with a new valve box. Finally, they recommend changing out 4 impact heads to the Hunter Rotors. They have fertilized all the front yards this week and will do the slopes next week. Pro-

Committee Reports (continued)

Scape will be providing a bid for some trees to be planted on Rosedown. Total cost for the irrigation work is \$357 and the other costs will be \$747.

- There was a question about the snails. Pro-Scape will be putting out some snail bait on the slopes as part of their contract.
- **Walk Through/Punch List Items** - A motion was duly made by Ron Filson and seconded by Tom Francis to approve all the punch list items up to \$1200. Discussion. The funds are available in the budget. Motion carried.
- **Tree Removal Requests from Owners:** We have received a request from an owner for removal of a Camphor tree that is cracking the driveway between 17683 and 17691 Belle Helene. The tree is too large for the area. Mr. Filson asked the Board members to review it and will have a bid next month for removal and replacement. Mr. Filson just received another request today that he will review and discuss at the next meeting.
- **Water Report** – There is one controller that was never replaced when we upgraded. The controller is having a problem holding a schedule. The Board needs to consider changing this out for a new controller. We have funds in the Reserves for this expense. We have a bid of \$810 from Pro-Scape. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the bid of \$810 to replace the controller. Motion carried. We are just now starting to water again.
- There was a report of a bogus landscaper at a property that caused a distraction so that an accomplice could break into a home. Pro-Scape are going to provide all their workers with reflective vests with the company's name on them.

B. **Finance** – Tom Francis met with Doug Evans and reviewed the finances.

- **Financial Statement (3/31/10)** – The financial statement ending 3/31/10 was reviewed. Year-to-date we have more income than budgeted by \$4490 and our expenses are \$26,472 under budget. This is due mostly to water savings, which will be made up later in the year. We have \$14,000 remaining in the fire fund and \$29,050 in the Reserves. We are in good financial shape at this time. We opened a \$15,000 CD for 2 years at 2% interest (Reserve funds).
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 4 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.

C. **Home Inspections** – Cilla Kersey

- **11956 Voisin** – Owner has until 6/30/2010 to complete all work. Ron Filson reported that the owner is on track to complete the work within the time frame.
- **18189 Colonnades** – Nothing has been done to bring the property into compliance.
- **2010 Home Inspections** – We will vote on the new policy for Home Inspections at the May meeting. The inspections will begin in late May on Bellechase, Tretagnier and Versailles. Discussion on whether or not post cards are needed to be mailed in advance of the inspections. It was decided not to send out post cards since the inspections will be confined to what can be seen from the street.

D. **Newsletter** – Cilla Kersey reported that the newsletter was sent out this month along with the audit report. We also included the proposed policy change on the home inspections.

E. **Hardscape** – Jim Vakoutis was not present. Ron Filson reported.

- **Street Light Repairs by City** – The City is working to replace the two lights that are down. The City has inspected all the light posts and found 4 that need to be replaced.

Committee Reports (continued)

- **Painting of Some Electrical Boxes by Kay Rodricks & Doug Evans** – Unsure if this has been done.
- F. **Welcoming** – Melanie Pulley reported that she just received notice of one new owner. She will check with Kay Rodricks to see what information she gave out in the past. The Board will review the current welcome letter packet sent to new owners.
- G. **President's Report** – Ron Filson
- Very pleased with the Board members.
  - Did an article in the newsletter about not calling the Board members at home.
  - Tom Francis suggested that the Board President is usually the one to be the liaison with the Neighborhood Watch program and pass on information to the Board.
- Discussion.

**CORRESPONDENCE**

- A. A letter dated 3/10/10 was sent to the owner at 17730 Bellechase about allowing her dog off-leash when out for a walk. A reply letter dated 3/12/10 was received stating that the dog is so old that he does not run away. She also noted several other people that allow their dogs to walk off-leash and do not pick up after their dogs. She asked that the Board send these people warning letters. Need to reply and thank her for complying.
- B. A certified letter was sent to the owners at 12061 Tretagnier and asked that they either attend the Board meeting on 4/13/10 or correct their CC&R violations (red front door and automotive work on the driveway).
- C. A letter dated 4/7/10 was sent to the owner at 17639 Parlange about a piece of carpet on the roof of the house. Ron Filson reported that this has been removed.
- D. A letter dated 4/7/10 was sent to the owners at 17671 Devereux noting that they appear to be building a structure inside the garage. They were asked to provide the Board with a copy of the building permit for this work.

**UNFINISHED BUSINESS**

- A. **Trees Removed in Common Area by and Owner** – We have received the \$4000 settlement payment from the owner for the illegal removal of 3 trees in the Common Area.
- B. **Small Claims Actions** – A motion was duly made by Ron Filson and seconded by Tom Francis that the Board officially appoint Wendy DeVuyst as the Board's representative on any future Small Claims actions within one year from today's meeting. This will be at her hourly rate. Discussion. Motion carried. The Board will discuss the Small Claims cases in Executive Session.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the regular meeting adjourned at 5:13 p.m. and the Board met in Executive Session to discuss Small Claims court action.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: **Tuesday, May 11, 2010 at 4 p.m.**