

BOARD OF DIRECTORS MEETING

May 11, 2010

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, May 11, 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 4:00 p.m.

Directors present: Ron Filson, Cilla Kersey, and Jim Vakoutis.

Directors absent: Tom Francis and Melanie Pulley.

Also present: Pat Murphy, 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 regular Board meeting of 4/13/10 and the minutes of the Executive Session meeting of 4/13/10 as written. Motion carried. The purpose of the meeting was to discuss Small Claims Court action against two members.

MEMBER PARTICIPATION

- A. ARC Report** – Pat Murphy reported that the front door color at 12061 Tretagnier was denied twice. The owners appealed the decision of the ARC to the Community Center Board and were denied. That Board, however, gave them permission to paint the door a trim color. The ARC is following up to see that the work is done. Martin Heflin (new owner of 17782 Bellechase) has put in an application for a swimming pool in the backyard and solar panels on the roof. The ARC reviewed and approved, with the condition that the pool equipment not be put in the Common Area. There is a common wall between this home and 17776 Bellechase (Beaumonts) that was not properly sealed. Joan Francis talked with the Beaumonts and they have agreed to do the repairs to the wall once their landscape work is done. It was noted that there is a lot of broken glass outside the wall behind the Heflin house. It's on Common Area and we will clean it up.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jay Helms had an emergency and could not attend.
- **Walk Through/Punch List Items** – We have the punch list to review. Mr. Filson feels that Pro-Scape has been doing a very good job. Discussion. We are replacing the trees on Rosedown that were cut down by the owner. A motion was duly made by Ron Filson and seconded by Jim Vakoutis to approve the work on the punch list. Motion carried.
- **Tree Removal Requests from Owners:** The Board reviewed the tree between 17683 and 17691 Belle Helene and felt that the roots were causing severe damage to the driveway. This tree was removed and will be replaced. We did have an owner who asked to have some lower branches trimmed to restore the view. We had the tree contractor out and he does not recommend trimming at this time. Mr. Filson is recommending we wait until we do trimming again and then look at the tree again at that time. The Board agreed.

Committee Reports (continued)

- **Water Report** – Mr. Filson reviewed the report showing the water usage over the past few years. We are using less water over last year. We have a controller that will be replaced which was approved at the last Board meeting.
- Jim Vakoutis noted a lot of water running down the gutters late at night. Mr. Filson noted that they are watering more often now and advised that we need to let the contractor know of these problems.

B. Finance – Tom Francis was not present. Ron Filson reported.

- **Financial Statement (4/30/10)** – The financial statement ending 4/30/10 was reviewed and approved. Year-to-date we have more income than budgeted by \$4459 and our expenses are \$28,722 under budget. This is due mostly to water savings, which will be made up later in the year. We spent \$1693 out of the fire fund for the driveway on Bellechase. There is \$12,306 remaining in this account to do the front yard landscaping for the two homes and do the other driveway. We have \$29,077 in the Reserves.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 9 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 house has been painted. We will check the list to still see what has to be done from the original home inspection. Mr. Filson will meet with the owner on 6/1/2010 to review the remaining work to be done.
- **18189 Colonnades** – Work is being done on the outside of the house. We need to check to see if he has completed the work from the home inspection last year.
- **2010 Home Inspections** – The proposed policy on home inspections was published in the newsletter in April for input from owners. We received a letter from Varick Steele supporting the new policy. Discussion. A motion was duly made by Cilla Kersey and seconded by Ron Filson to adopt the following policy with regard to home inspections: Home Inspections will only cover what can be seen from the street. The Board will only take action in backyard issues if a neighbor complains. Motion carried. The inspections will begin later this month.

D. Newsletter – Cilla Kersey reported that the next newsletter will go out in July.**E. Hardscape** – Jim Vakoutis

- **Street Light Repairs by City** – The street lights on Escala and Colonnades have been replaced and the street lights at 12077 Tretagnier, 12013 Tretagnier, 17670 Tatia and 17722 Bellechase have been ordered by the City. It was suggested that we wait until these four have been replaced prior to painting the baskets.
- **Painting of Some Electrical Boxes by Doug Evans** – Will check to see if Mr. Evans is still interested in doing the work.
- Question on the paint on the stamped concrete in the driveways that is peeling. We look at those during the home inspections to see which need to be painted.
- Doug Evans has said he will continue to pursue the street paving issue with the City. Will put this item on the agenda next month.

F. Welcoming – Melanie Pulley was not present.

Committee Reports (continued)

G. President's Report – Ron Filson

- There is still a question on who is responsible for repairs to the stamped concrete on the streets in Eastview. Mr. Filson talked with the Community Center Board and they are working with the City to determine who is responsible.
- Neighborhood Watch – Got an update email from the coordinator. Most incidents in the neighborhood involve vehicles (break-ins and theft). There have been a couple of home invasions in the area.
- Water leak in the main line on Bellechase was repaired by the City.
- Had a back flow unit broken by a vehicle. We have repaired it, but do not have the driver who caused the damage.
- An owner asked about the Board having an email address for contact. Discussion. The Board decided not to pursue this at this time.

CORRESPONDENCE

- A.** A letter dated 4/10/10 was received from Varick Steele (12022 Versailles Ct.) supporting the new Board policy regarding home inspections. He also added his desire to have an automatic payment program set up for the monthly dues. Discussion. This has been discussed in the past and the bank would charge the Association \$150 per month to have an electronic payment program set up. It was felt that this was not cost effective and owners can make arrangements with their own banks to do automatic payments to the Association.
- B.** A letter dated 4/16/10 was sent in reply to the owner at 17730 Bellechase thanking her for her letter and for complying with the City Ordinance and Association restrictions about not allowing dogs off-leash.

UNFINISHED BUSINESS

- A. Small Claims Actions** – The Board will discuss the Small Claims cases in Executive Session.
- B. Garage Work at 17671 Devereux** – We have had no reply to our letter requesting copies of City permits for the enclosure built inside this three car garage. Discussion. The Board will not take further action at this time.

NEW BUSINESS

- A. Review Garage Restrictions** – Ron Filson said there is some discussion about changing the garage restrictions. Will wait and discuss this at the next meeting.
- B. Change in Meeting Time** – Due to a conflict in the time of the meeting for a Board member, the Board will begin meeting at 6:00 p.m. in June.

With no further business to be brought before the Board, the regular meeting adjourned at 5:27 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, June 8, 2010 at 6:00 p.m.**