

## **BOARD OF DIRECTORS MEETING**

**July 13, 2010**

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, July 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 6:02 p.m.

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

**Directors absent:** None.

**Also present:** Joan Francis, Charles Pulley, Jay Helms, and Wendy DeVuyst.

### **MINUTES OF PREVIOUS MEETINGS**

A motion was duly made by Tom Francis and seconded by Ron Filson to approve the minutes from the regular Board meeting of 6/8/10 as written. Motion carried.

### **MEMBER PARTICIPATION**

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

- 18197 Chretien – the contractor poured the wrong color driveway. The ARC would like the Board to send a letter to the owner advising that the color must be changed. Mr. Filson spoke with the contractor and he has agreed to make this correction.
- 12013 Tretagnier – the owner painted the walkway from the gate to the driveway a brown color without ARC approval. The Board will send a letter to the owner.
- 17705 Devereux – the owner placed figurines on the front Common Area wall and a sunburst on the chimney. The Board will send a reminder letter that the figurines are not permitted on the Common Area wall and the sunburst must either be lowered so it cannot be seen from the street or an architectural application must be submitted to keep it at the same location.
- Additionally, the ARC has changed the approved colors for the stucco. Ms. Francis asked that we not use the old colors when we repaint the Common Area walls. The Board thanked her for representing ARC at our meetings.

**B.** Joan Francis addressed the Board regarding the letter sent out by the Board on the parking regulations and asking residents to clean out their garages. She has had very positive comments from neighbors about this matter. She had 12 owners throughout the area assist her in coming up with a list of 19 residents who do not park their cars in the garage due to storage in the garage. The Board thanked her for the list and they will be discussing this issue later in the meeting.

### **COMMITTEE REPORTS:**

**A. Landscape** – Ron Filson

- **Contractor Report** - Jay Helms reported on the punch list presented from the 7/9/10 walk through. Discussion.
- Cilla Kersey reported dry areas on the slope behind Rosedown. May need to install some temporary irrigation to cover those areas. Pro-Scape will look at this area.

Committee Reports (continued)

- Jim Vakoutis asked about uniforms for the workers. The workers have a Pro-Scape shirt, and now wear an orange vest over that.
- Rabbits have been really bad this year. This has caused a lot of damage to the lawns.
- Pro-Scape has trimmed all the front yard shrubs. They are now working on the golf course slope and then move on to the rest of the interior slopes. Ron Filson noted an area in a front yard that was not done. Pro-Scape will follow up.
- There have been more bee hives found in the area. Mr. Helms has called out a pest control contractor to give us a bid.
- Pro-Scape has fertilized the slopes. If by the next fertilization they have not greened up, they will add iron to the slopes.
- We did cut back the water the past few weeks during the cooler weather.
- **Walk Through/Punch List Items** – The total cost of the items on the punch list is \$930. A motion was duly made by Ron Filson and seconded by Tom Francis to approve the expenditure of up to \$930 to do all the items on the punch list. Discussion. Tom Francis noted that these are within the budget. Motion carried.
- Mr. Helms has not been able to get in contact with the golf course superintendent to access the back of Rosedown to install the new pine trees. Mr. Filson will call the superintendent.
- Tom Francis asked if the water usage is less than last year. Jay Helms stated that they review the water report monthly and the only anomaly is Belle Helene. This was due to a broken main water line. All of the controllers have moisture sensors except the new one and the moisture sensor is yet to be installed. These really help to monitor our system.
- **Tree Removal Requests from Owners:** We have two requests:
  - ⇒ 17734 Bellechase – trees on Escala blocking his view. They are slated to be trimmed next year. He would like them trimmed more often. Ron Filson will review the situation and report back next month.
  - ⇒ 12009 Tretagnier – the Realtor representing the owner wants 4 mature pine trees removed behind this house. The owner at 12013 Tretagnier has also requested this work. Mr. Filson met with the realtor and does not feel that these trees should be removed. The Board agrees with Mr. Filson. We will offer to trim the trees ahead of schedule if these owners are willing to pay for this work.
- **Water Report** – The current water report was distributed to the Board and reviewed. We are down by about 19% in our water usage over last year.

**B. Finance** – Tom Francis

- **Financial Statement (6/30/10)** – The financial statement ending 6/30/10 was reviewed and approved. We have about \$51,648 in our operating checking account. Year-to-date we have more income than budgeted by \$4455 and our expenses are \$27,342 under budget. This is due mostly to water savings, which will be made up later in the year. There is \$12,204 remaining in the fire repair account to do the front yard landscaping for the two homes and do the other driveway. We have \$29,129 in the Reserves.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 4 delinquent accounts. One of them is liened. One account that was liened has paid in full. We are following up on the one that we took to Small Claims court.

Committee Reports (continued)

- A motion was duly made by Ron Filson and seconded by Tom Francis that the Board of Directors hereby authorizes and delegates authority to its legal counsel, Epsten Grinnell & Howell, APC to execute on behalf of the association, and its Agent and attorneys, all liens, notices of defaults and other assessments recovery documents as necessary and directed by the Board of Directors or the Association's agent. This resolution shall automatically expire in the event of the termination of Epsten Grinnell & Howell, APC's legal services. Motion carried.
- C. **Home Inspections** – Cilla Kersey/Melanie Pulley
- **2010 Home Inspections** – The completed inspection forms are starting to slowly come in.
  - **Need ARC Approval for Brown Walkway at 12013 Tretagnier** – Previously discussed in the ARC report.
- D. **Newsletter** – Cilla Kersey reported that the next newsletter will go this month. Discussion on articles.
- E. **Hardscape** – Jim Vakoutis
- **Street Light Repairs by City** – Will continue to follow up with the City.
  - **Quote for Stamped Concrete Repair from Previous Stamped Concrete Contractor** – Have 4 driveways that need to have repairs and painting of the stamped concrete. The bid totals \$2625. Mr. Vakoutis is looking at a second bid for the painting work, but needs to be sure that the contractor is licensed and insured. We also want to see a sample of some of his work.
  - **Bids for Painting/Repairing Wall at 17743 Bellechase/12010 Versailles** – We have two bids of \$390 and \$250 for the labor to paint this wall. The Association pays for the paint.
  - **Cracked Driveway on Parlange** – We have a bid of \$1300 to repair this driveway.
  - **Concrete Repair as 12055 Tretagnier** – We have a bid of \$225 to do the repairs to an area of drain that was repaired with concrete. A motion was duly made by Jim Vakoutis and seconded by Ron Filson to approve the bids of \$250 for the painting, \$1300 for the driveway repairs, and the \$225 for the concrete repairs. Motion carried.
  - **Street Paving by City** – Doug Evans will continue to follow up with the City.
- F. **Welcoming** – Melanie Pulley has not met with the new neighbors yet.
- G. **President's Report** – Ron Filson
- Still have to do the last 2 front yard replacements.
  - A lot of graffiti in the area along Escala (Patio I and Community Center). Will call the Community Center about this problem and report it to the City.
  - Tom Francis raised the question about the mulch pile that belongs to the Community Center that has been out there since May. Mr. Filson will talk with the Community Center Board.
  - **Stamped Concrete Repair in Streets** – Tabled. Community Center is working on this issue.

**CORRESPONDENCE**

- A. A letter dated 6/14/10 was sent to the owner at 11956 Voisin Ct. thanking her for completing the requested work on her property within the specified time frame.
- B. A letter dated 6/15/10 was sent to the renter at 17730 Rosedown denying his request to put up a portable basketball backboard in the driveway.

Correspondence (continued)

- C. A letter dated 6/15/10 was sent to the owners at 12010 Versailles and 17743 Bellechase stating that the wall adjacent to these properties is the responsibility of the owner at 17743 Bellechase, but that the Board would do the repairs and painting to the exterior of the wall at this time.
- D. A letter dated 6/15/10 was sent to the owner at 12013 Tretagnier confirming the agreement that they will be relocating the support posts for the front patio cover so that they are no longer in the Common Area.
- E. A letter date 6/15/10 was sent to all owners and residents regarding the parking regulations in Patio Homes II.
- F. Certified letters dated 6/23/10 were sent to two owners who were delinquent in their assessments giving them 10 days to make payment in full.
- G. A letter dated 6/30/10 was received from the owner at 18129 Chretien stating his pleasure in the Board's letter regarding the parking regulations. He feels that the street parking limits access for emergency vehicles and detracts from the beauty of the neighborhood and the property values.

**UNFINISHED BUSINESS**

- A. **Small Claims Actions** – We will pursue collection of the one remaining account that was taken to Small Claims court.
- B. **Review Garage Restrictions** – Ron Filson noted that this problem has been documented in the newsletters throughout the past 10 years. Mr. Filson would like to put an article in the next newsletter giving residents a specific date to clean out their garages before we take further action. Discussion. Tom Francis does not feel that the letter we sent out last month was effective, but he agrees with putting the article in the newsletter with a September 30, 2010 deadline date. The Board agreed to this suggestion.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

**NEXT BOARD MEETING: Tuesday, August 10, 2010 at 6:00 p.m.**