

BOARD OF DIRECTORS MEETING

August 10, 2010

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Tuesday, August 10, 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 6:01 p.m.

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

Directors absent: None.

Also present: Joan Francis, Norm Richins, Jay Helms, and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Tom and seconded by Cilla to approve the minutes from the regular Board meeting of 7/13/10 as written. Motion carried.

MEMBER PARTICIPATION

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

- 18197 Chretien – Ron Filson talked with the foreman and next week they will be correcting the color of the driveway.
- 12013 Tretagnier – Owner presented ARC forms to move the patio cover supports out of the Common Area and this was approved. They had painted the front walkway and have submitted an ARC form with photos. The painting on the sidewalk that we saw was just part of a restoration project. The color of the sidewalk now matches the other sidewalks and was approved. They need to find a painter to finish the job. The ARC agreed to allow the owner time to find a new painter. This Board needs to sign off on the ARC form.
- 17705 Devereux – The owners have removed the figurines and they submitted an ARC application to keep the sunburst on the chimney. This was denied by ARC.
- 17720 Rosedown – Owner put in a new garage door without ARC application. The door had the wrong windows. The contractor had to come back out and replace the windows. This contractor has been going around the neighborhood soliciting business and 6 new garage doors are being installed as a result.
- The last new home on Bellechase has been approved to install a pool and a solar system to heat the pool. The contractor said the panels had to be placed on the garage roof. The ARC approved the installation, but the neighbor is not happy with the appearance from his home. A new section of panels were installed at the front of the house. The ARC talked with the owner and the contractor will remove these panels at his expense since they were not approved. They are to paint the pipes on the roof to match the roof tiles.

COMMITTEE REPORTS:

A. Landscape – Ron Filson

- **Contractor Report** - Jay Helms reported on the punch list of 8/9/10. They are focusing on regular maintenance at this time.

Committee Reports (continued)

- The pepper trees on the slope behind Bellechase and Tretagnier were not doing well. It was found that the drip irrigation system was not working properly and is being repaired.
- **Walk Through/Punch List Items** – There are only 3 items on the punch list for a total of \$388. Still need to replace the sod that was approved on last month's punch list and look at the irrigation on the slope behind Rosedown. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the \$388 for the punch list items (the funds to come from account 6850). Motion carried.
- It was noted that there a lot of weeds and grass in the ground cover behind Rosedown. Pro-Scape is spraying the grass in the ground cover to kill it and then they will weed-whack it down.
- Ron Filson noted that the lawns are looking very good. The fertilization has helped.
- Replaced one pepper tree on Escala that finally died from the fires.
- A major water main broke and eroded away a lot of soil behind Tretagnier. The main line was repaired and they still need to fill in the eroded area. Estimated it will take 3 cubic yards of dirt to fill in the area.
- Received a landscape request from the owner at 11986 Corte Tezcuco for some slope trimming work. Pro-Scape will take care of this matter.
- **Tree Removal Requests from Owners:**
 - ⇒ 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 reviewed the trees and feels that some trimming work on these trees may be needed with the next scheduled trimming. He will report back next month.
 - ⇒ 12009 Tretagnier – There has been no reply from this owner or the owner at 12013 Tretagnier about them paying to have the requested trees trimmed since we are not scheduled to trim them for another year.
 - ⇒ 12043 Tretagnier – Owner wants us to either remove or thin the Pine trees behind this home. Some of these trees may need to be removed as they are very crowded. These trees are not scheduled to be trimmed until the fall of 2011. Mr. Filson will report back next month.
- **Water Report** – Ron Filson is on Pro-Scape to constantly monitor the water. There is rabbit damage on some lawns, but this is not due to irrigation problems.

B. Finance – Tom Francis

- **Financial Statement (7/31/10)** – The financial statement ending 7/31/10 was reviewed and approved. We have about \$67,257 in our operating checking account. Year-to-date we have more income than budgeted by \$4443 and our expenses are \$28,942 under budget. This is due mostly to water savings and front yard tree trimming, which will be made up later in the year. There is \$12,004 remaining in the fire repair account to do the front yard landscaping for the two homes and do the other driveway. We have \$29,154 in the Reserves.
- **Review and Approve Checks** – The Board reviewed and approved all checks.
- **Delinquent Accounts** – There are currently 7 delinquent accounts. One of them is liened and we are seeking collection of a Small Claims court award through rent garnishment.
- **2011 Budget** – The Board will begin work on the 2011 budget. We have to approve the budget at the October Board meeting.

Committee Reports (continued)

- Tom Francis contacted State Farm to get more details on our insurance coverage and provided this information to the Board members.
- **Change to Collection Policy re: Use of Collection Agencies** – The current Collection Policy allows the Board to collect delinquent accounts by liening a property, through foreclosure, and through a personal lawsuit (Small Claims Court). The Board would like to have the option of using a collection agency for severely delinquent accounts. A motion was duly made by Tom Francis and seconded by Ron Filson to approve the following policy that will be sent to all owners for their input before adoption by the Board: “*THE BOARD MAY EMPLOY THE USE OF A COLLECTION AGENCY TO COLLECT DELINQUENT ASSESSMENTS. THE OWNER WILL BE CHARGED FOR ANY FEES INCURRED. THE BOARD IS NOT OBLIGATED TO NOTIFY THE OWNER IF DELINQUENT ACCOUNT IS TURNED OVER TO A COLLECTION AGENCY.*”. Discussion. Motion carried. This will go out to all owners along with the next mailing.

C. Home Inspections – Cilla Kersey/Melanie Pulley

- **2010 Home Inspections** – We have 18 inspection forms still outstanding. They have until 10/15/10 to comply. Did get a call from Kay Rodricks about a home that needs to have the chimney cleaned. Discussion. Unless the Board gets a written complaint, they will not pursue this matter further.

D. Newsletter – Cilla Kersey reported that the newsletter was sent out earlier this month. Put in an article about the garage parking situation. Owners have until 9/30/10 to comply.

E. Hardscape – Jim Vakoutis

- **Street Light Repairs by City** – Still following up with the City on the lights.
- **Bids for Stamped Concrete Repair/Repaint** – The second contractor was not licensed and could not bid on this work. We have the bid of \$2625 from last month to do the work on 4 driveways. This contractor recommends that we budget over a period of time to sandblast the painted stamped concrete and then stain it at a cost of \$850 per driveway (for 67 driveways). This will eliminate the painting work. Discussion. The Board would like to see a sample of this staining work before deciding if this is what we want to do. Discussion on possibly removing the stamped concrete and replacing it with concrete and pavers. Discussion. Will get a bid on doing this work at 17726 Bellechase to compare to the bid of \$1700 for repairing and painting the stamped concrete.
- **Status of Painting/Repairing Wall at 17743 Bellechase/12010 Versailles** – This work has been completed.
- **Escala Wall** - We have a bid of \$500 for repairing and painting 6 areas on the Escala wall. A motion was duly made by Jim Vakoutis and seconded by Tom Francis to approve up to \$500 for the repairs and painting of the 6 areas on this wall (funds to come from account 6851). Discussion. Motion carried.
- **Status of Driveway Repairs at 17615 Parlange** – We approved a bid of \$1300. We needed to clarify which address this driveway was at.
- **Status of Concrete Repair as 12055 Tretagnier** – Tabled work until we do the other concrete work.
- **Street Paving by City** – The City is out doing work on Colonnades.

F. Welcoming – Melanie Pulley welcomed a new owner.

G. President's Report – Ron Filson covered some items already addressed in the minutes.

Committee Reports (continued)

- Neighborhood Watch – Possible intruder at a home on Bellechase the other day. Car activity in the neighborhood.
- The Board thanked Mr. Filson for getting the Community Center mulch pile moved.

CORRESPONDENCE

- A.** A letter dated 7/16/10 was sent to the owner at 17720 Rosedown regarding installation of a garage door without ARC approval. The owner was given until 8/1/10 to submit an application.
- B.** A letter dated 7/16/10 was sent to the owner at 17705 Devereux regarding figurines on a Common Area wall and a sunburst on the chimney. They were asked to submit an application to ARC for the sunburst and to remove the figurines.
- C.** A letter dated 7/16/10 was sent to the owner of 18197 Chretien regarding the colored driveway that was recently poured that is not an acceptable color. The owner was told to change the driveway so that it matches all other driveways in the Association.
- D.** A letter dated 7/16/10 was sent to the owners of 12009 Tretagnier denying their request to have 4 pine trees removed behind their home. They were given the option of paying to have these trees trimmed in the fall since they are not scheduled to be trimmed until the fall of 2011.
- E.** A letter dated 7/16/10 was sent to the owners of 12013 Tretagnier denying their request to have 4 pine trees removed behind their home. They were given the option of paying to have these trees trimmed in the fall since they are not scheduled to be trimmed until the fall of 2011. Also, they painted the Common Area sidewalk from their entry gate to the driveway without ARC approval. They were asked to submit an architectural application by 8/1/10. A reply letter was received dated 7/30/10 stating that they would need additional time to submit their application and asked for a time extension until 8/10/10. On 8/5/10 they submitted the architectural application, along with photos, etc. These were forwarded to the ARC for review. On 8/5/10 ARC sent a letter to this owner stating that the information the owner had sent to the Board was being forwarded to ARC and would be reviewed at their meeting on 8/10/10 at 4 p.m. The owner was invited to attend the meeting.
- F.** The Association received proof of service for collection of delinquent funds from a Small Claims court action via rent garnishment.

UNFINISHED BUSINESS

- A. Small Claims Actions** – We are pursuing collection of the one remaining account that was taken to Small Claims court. No need to go into Executive Session.
- B. Review Garage Restrictions** – Board will be discussing at the September Board meeting.

NEW BUSINESS – None.

With no further business to be brought before the Board, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: Tuesday, September 14, 2010 at 6:00 p.m.