

EASTVIEW PATIO HOMES II ASSOCIATION

P.O. Box 300164,
Escondido, CA 92030

BOARD OF DIRECTORS MEETING

January 12, 2012

The Board of Directors Meeting of the Eastview Patio Homes II Association was held on Thursday, January 12, 2012 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, Ron Filson at 9:00 a.m.

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

Directors absent: None.

Also present: Kay Agriesti, Jay Helms (Pro-Scape), and Wendy DeVuyst.

MINUTES OF PREVIOUS MEETINGS

A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the minutes from the previous Board meeting of 12/8/11 as written. Motion carried.

MEMBER PARTICIPATION

A. **ARC Report** – Cilla Kersey reported that we did have a couple of projects for Patio II. Both were approved (patio cover at one and a concrete slab with drains at the other). Discussion.

COMMITTEE REPORTS:

A. **Landscape** – Cilla Kersey

- **Contractor Report** - Jay Helms of Pro-Scape reported that they have been working on the slopes to remove honeysuckle runners. Front yards were fertilized yesterday and the slopes will be fertilized next week. Replaced some plants that had died in the island for a cost of \$1394. The Board had previously approved the work, but did not have the final cost. A motion was duly made by Cilla Kersey and seconded by Melanie Pulley to approve the \$1394. Discussion. Motion carried.
- The drainage problem at the corner of Bellechase and Tretagnier has not been an issue lately, so we will address it later.
- Pro-Scape repaired about 30 valves where the wire connections were either missing or deteriorating.
- The water is set to come on 3 days a week on the lawns, 5 minutes at a time. They manually water the hot spots in the lawns for 5 minutes as they are noted.
- **Walk Through/Punch List Items** – No punch list this time.
- **Rabbit Control** – It was reported that there has been a dramatic decrease in the rabbits and the lawns look much better. Still do not have a bill for the last service.
- **Tree Removal Requests from Owners:**
 - Request to trim trees behind Marymont/Tatia on the Devereux slope. Pro-Scape has done the minor trimming work that was needed.
 - 12016 Versailles - Request to remove a tree behind this home. Ron Filson and Cilla Kersey reviewed the tree and don't feel removal is warranted. The tree is scheduled to be laced this year. The Board will review this tree after it is trimmed.
 - 17755 Bellechase – The owner claims that tree roots from the Common Area Pine trees on the slope are blocking the drain from his atrium. The owner has asked us to remove these two Pine trees. The Board will review these trees after they get trimmed later this year. Ron Filson reported that the last time this plumbing

Committee Reports (continued)

problem occurred it was found that the roots were coming from the neighbor's Palm tree. Pro-Scape will check on this drain before we contact the owner. The owner also noted that a brick alongside his walkway is cracked. This brick work was done by a previous owner and is his responsibility to maintain.

- 17785 Rosedown – Drain in side yard was plugged. He was advised that this is his responsibility. He also asked about painting the wall around the outside of the property. He was advised this was his responsibility to maintain.

- **Policy on Repairs to Plumbing** – The revised policy below was discussed. The policy was approved at the November Board meeting. The following policy needs to be printed in the newsletter prior to final adoption by the Board at their March Board meeting: “If an owner experiences a problem with any plumbing between the street and the house that is in Common Area and the owner feels that it may be caused by tree roots from trees in the Common Area, then the owner must contact the Association prior to hiring a plumber to make the repairs. This will allow the Association to review the problem and consider paying for those repairs. The typical plastic blue piping that goes from the water meter to the houses is failing at this time due to age of the pipes. The Association will not pay for these types of repairs. Please be advised that you can manually shut off your water in case of a break in the line inside the concrete meter box at the curb”.
- **Water Bill** – The year end bill was very high. Discussion. Our usage has been consistent during November and December for the past few years, but the cost of water keeps going up. This year we spent about \$111,000 for the year. Pro-Scape continues to work to conserve water, but we did a lot of new sod and over-seeding work this past year.
- **Tree Work on Slopes** – We had a bid of \$18,250 for the tree work on the slopes by Union Tree. We had a window of opportunity to get the work done now. A motion was duly made by Ron Filson and seconded by Helen Beaumont to approve the work for \$18,250. Part of this work includes removal of 4 Pine trees that are in clusters and over-crowding other trees. This is based on the recommendation of the tree contractor. It was suggested by an owner that we mark which trees are scheduled to be removed, which was the previous Board policy. Discussion. Tom Francis is concerned about the cash-flow at the start of the year to cover this expense. Motion carried.

B. Finance – Tom Francis

- **Financial Statement (12/31/11)** – We had \$11,239 in our operating checking account and \$43,057 in the Money Market account with \$17,335 due to reserves. Members Dues Receivables were \$8,225.
Year end our expenses were \$5,402 under budget. This is due mostly to legal, hardscape, driveways, front yard tree trimming, and landscape refurbishment. The Reserve balance as of 12/31/11 was \$41,347. We are underfunded in our Reserves by \$17,335 or 30%. Discussion on funding the Reserves fully by the March Annual Meeting. A motion was duly made by Tom Francis and seconded by Ron Filson to transfer \$10,000 from the operating money market account to the money market Reserve account. Motion carried.
- **Review and Approve Checks** – The Board reviewed and approved all checks that were sent to them for signature.

Committee Reports (continued)

- **Delinquent Accounts** – There are 16 delinquent accounts. Four of these accounts are over 60 days past due. One account owes \$4,520.22 and was turned over to a collection agency that took the owner to Small Claims Court on behalf of the Association and prevailed. Paperwork has been filed with the Sheriff to garnish the rent on this property and the bank account of the homeowner. Mr. Francis contacted the accountant after the last meeting on the status of the other delinquent accounts. The accountant was to send letters out to those who were delinquent (at a cost of \$7 per letter). We had one account that owed \$10 for over a year due to an incorrect payment amount when the dues changed from \$215 to \$225. A \$10 late fee was assessed. The owner paid the delinquent \$10 and does not feel they should pay the late fee since they had not received notification about it beforehand. Discussion. A motion was duly made by Tom Francis and seconded by Helen Beaumont to waive a \$10 late fee for this account. Motion carried.

C. Home Inspections – Ron Filson

- **2011 Home Inspections** – There is only one property left, but most of that work is done and should be completed by 1/31/12.

D. Newsletter – Helen Beaumont reported that the newsletter will go out this month. Articles are due by 1/16.**E. Hardscape** – Melanie Pulley

- **Neighborhood Watch Signs** – Still waiting for the final 3 signs to be installed.
- **Repairs to Mailboxes** – The bid last year was \$425 for this work. This has been tabled.
- **Stamped Concrete Stain** – Nothing has been done.
- **Driveway Work at 17641 Parlange** – This has been tabled.
- The owner at 17795 Rosedown sent a letter to the Board asking for repairs to a cracked driveway. Ron Filson reported that the garage floor is also cracked and should be done at the same time. We will send a letter to the owner telling him that we will put this repair on the list and advise that the repairs to the garage floor should be done by him either before we do the driveway or at the same time. He will be advised that he can get bids from contractors to do both areas and give us the bid for the driveway work to review.
- Street Repairs – Tom Francis received an email from Dan Barrios with regard to the resurfacing of the streets. Mr. Barrios was advised by the City that Chretien Court is scheduled to be done in 2012. Unsure if other streets in Eastview are also to be done. Ron Filson will follow up with the City.

F. Welcoming – Helen Beaumont has not welcomed anyone this past month.**G. President's Report** – Ron Filson

- Need a new Neighborhood Watch regional coordinator.
- One of the owners with a shake roof is planning to change out to a tile roof.

CORRESPONDENCE

A. A letter dated 12/13/11 was sent to the owner at 18129 Chretien in reply to his letter regarding Elite Property Management. His letter was forwarded to the Eastview Community Center Board.

B. A letter dated 12/13/11 was sent to the owner at 17661 Devereux to confirm the Board's meeting with him regarding access to the easement area by his neighbor and his agreement to trim bushes in his yard that overhang the side yard easement.

UNFINISHED BUSINESS

- A. **Trimming of Bushes at 17704 Bellechase** – This work has been done.
- B. **Stucco Wall Repair Behind 11962 Corte Tezcuco** – Need to check to see if this has been done.
- C. **Sewer Repair at 17639 Parlange (reimbursement by homeowner)** – The Association has paid the bill and we have requested that the homeowner reimburse us the \$920. (The bill was reduced by our contractor.) We will send the homeowner a letter to request payment and then offer a payment plan.
- D. **Draft of Plumbing Repair Authorization Form** – A form was drafted that an owner would sign if he or she contacts the Board about a plumbing problem at their home that may be the responsibility of the Association. The form authorizes the Board to have the problem inspected and notify the homeowner of the cause. If the problem is caused by the Association (i.e. – Common Area tree root), then the Association would pay all costs involved in the repair. If the problem is not caused by the Association, the homeowner would be responsible for all costs incurred up to that point and would be given an estimate to have the repairs made by the Association's contractor. Discussion. A motion was duly made by Ron Filson and seconded by Cilla Kersey to approve the form as drafted. Motion carried.
- E. **Report of Nominating Committee** – Cilla Kersey reported that Tom Francis has agreed to run for re-election. Melanie Pulley will not run again due to personal commitments. There are a couple of others considering running. We will include an article in the newsletter soliciting candidates. Biographical sketches on the candidates must be received by February 8th and the notice for the Annual Meeting and ballot will be mailed out by February 14th. A motion was duly made by Ron Filson and seconded by Helen Beaumont to appoint Wendy DeVuyst as the Inspector of Election. Motion carried.

NEW BUSINESS

- A. **Form for Email Approval by the Board of Emergency Work** - In accordance with a new State law, the Board has to unanimously vote and sign this form to allow them to use email to approve emergency work. Discussion. Since Melanie Pulley had to leave the meeting early, the Board wasn't able to approve this form. This will be tabled to next month.

With no further business to be brought before the Board, the meeting adjourned at 10:48 a.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

NEXT BOARD MEETING: Thursday, February 9, 2012 at 9 a.m.