

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Chris Hall and Colin Smith.

Homeowners present: Kim Ray of Unit 135; Bill Rauch of Unit 351; Robin Elliott of Unit 255, Carol-Lynn Steinholf of Unit 112; , Zhen Xie of Unit 222.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Kim R: Upstairs neighbor has slate floors causing excessive noise. New owners inherited the floors and have been cooperative trying to help with noise by adding carpet but still noisy. Board suggests owners of above unit come to next meeting.

Bill R: Concerned about the lights at the entry gate not working for a long time. Will have contractor look into replacing the fixtures.

Robin E. Power washing stairs? There's a bid out to power wash buildings. Also gutters above her unit aren't finished yet. Still waiting on above Unit to remove awning for Action Roofing to install new gutter.

Caroline S. Plumbing issue, sewage backed up into unit twice in last two months. It will be scheduled for regular maintenance from now on. Attempted break in on her ground floor unit. Reported to Sheriff. Board suggested new motion sensor light fixture in patio or placing patio furniture in front of slider.

Xhen X. Same plumbing issue as Caroline, maybe a root issue? Building will be on regular maintenance from now on. James will have line cameraed. Big tree outside of her patio.

Approval of Prior Meeting Minutes of 8/8/19 & 8/26/19: Chris motioned to accept prior meeting minutes. Joe seconded. Unanimous.

Landscape Report: 72 hour parking sign reposted. Craig and Joe walked the complex. More bougainvillea and Mexican Sage were planted. Concrete bids out. Action Tree coming on the 19th to do heavy limb removal. Chris motioned to ratify emergency tree limb removal. Colin seconded. Unanimous. Chris moved to accept relandscaping 7610 creek for \$12,100.00 by Enviroscaping. Howard seconded. Unanimous. Joe abstained.

Vendor Evaluation Andy Vineyard finished carports at 7610 & 7606. Did a great job, cleaned up nicely.

Treasurer's Report

	August 2019	YTD
Total Income	\$66,740.00	\$528,066.00
Op. Expenses	37,514.80	261,804.71
Reserve Expenditures	15,020.00	129,939.01
Total Expenditures	52,534.80	391,743.72
Transfer to Op Reserve	14,205.20	136,322.28
Transfer from Op Reserve	0.00	7,903.00
Transfer from Reserve	0.00	30,000.00
Balance in Savings	\$ 2,709,456.23	
Due from Unit Owners	\$ 5,998.64	
Total Assets	\$ 2,720,454.87	

Operating Expenses are about 14.4%+ below on cash basis

Treasurer's Report unanimously approved. Joe moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded.

Old Business:

- a. Updating governing documents: special board meeting 9/16 @4pm

- b. 7606 foundation work by Carter Const. approx \$80k+ releveling effects, foundation to be done. Completed. Next is 7632 #245, 247, 248.
- c. Building staircase light fixture replacement: in progress and should be done tomorrow.
- d. Sidewalk repair/replacement: Chris moved to accept bid from Enviroscaping for \$1,700.00 (7624 by #227). Colin seconded. Unanimous. Joe abstained
- e. Roofs: checked after fumigation
- f. Gutters/ downspout: Ongoing. Should finish next week. Chris moved to pay Action Roofing \$40,508 for balance and withholding \$4,000 until work is done. Colin seconded. Unanimous.
- g. Siding or dry rot repair. Ongoing.
- h. Carports: Colin moved to allow Vineyard to replace all remaining carport fascias in complex. Joe seconded. Unanimous .
- i. Parking policy and oversized vehicles: still oversized vehicles parking. To be addressed in new CC&R
- j. Re labeling water meter lids: in progress (Affordable Painting to do).
- k. Gym update/ survey: Howard moved we hire an engineer to see what we can do with wall between gym and gardener's maintenance room. Not to exceed \$5,000. Three votes yes. Chris votes No. passed.
- l. Leak in #130. Insurance handling.

New Business

- a. Power wash building. Joe moved to accept proposal from Affordable Paint for \$14,500.00. Chris seconded. Unanimous. Joe moved to add steps to power wash steps on buildings too. Colin seconded. Unanimous.
- b. Unit 205 water heater pilot light - no show.
- c. Unit 352 new windows & slider - no show.
- d. Lights on top of entry columns - see owners request above.
- e. Recording liens: none

Executive Session from 8/8/19: recommending fine on 1 unit for guest trespassing and requesting for IDR.

Next Meeting 10/10/19 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora, Scribe.