

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 13, 2017 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Cathy Leyva .
Howard Lange was absent.

Homeowners present: Bruce Braaten Unit 204, Michael Lao Unit 121,
Nancy Arkin Unit 356, Bethany Unit 245

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:02PM

Owners Requests:

Bruce Braaten #204: Slab leak in unit, already had plumber reroute water lines, requesting reimbursement for amount of \$7,585. Joe motioned to reimburse plumbing cost to repair and replace pipe in the amount of \$7,585. Cathy seconded. Unanimously approved.

Michael Lao #121: Told board his unit was mistaken for the unit that has been leaving laundry room door open due to oversize laundry machines. And also wanted to tell board he is being harassed by his upstairs neighbors. Board suggested he contact unit owners about the harassment since the residents are renters.

Nancy Arkin #356: interested in vacant board spot.

Bethany Innocenti #245: Friend has a Labrador dog that violates CC&R (too large over 25 lbs). Dog has assistance dog certificate. Board asked for evidence that owner has disability recognized by the CA fair housing act, that the dog is a certified assistance animal, the owner must prove that the dog is trained for a specific service and must stay with the owner at all times on a leash. Animal has been seen off leash and without the owner.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes with small changes (submitted by Matt Mora not Joe Mora, Scribe is Matt Mora not Joe Mora), Cathy seconded. Unanimous.

Landscape Report: Routine maintenance, Grove given over \$6,000 in rebates from The Goleta Water District for water savings due to drip conversion. Working on water swale extension by 7630. Owners concerned by size of eucalyptus trees in recent wind storms. Cathy motioned to accept Action Trees proposal to trim 3 trees, removing several limbs and balance the trees. Two day service at \$1.250/day for a total of \$2.500. Joe seconded. Unanimously approved.

Treasurer’s Report

	March 2017	YTD
Total Income	\$68,200.00	\$199,867.46
Op. Expenses	24,774.10	91,520.65
Reserve Expenditures	1,550.00	1,550.00
Total Expenditures	26,324.10	93,070.65
Transfer to Reserve	40,372.90	105,283.81
Transfer from Reserve	2,272.00	2,272.00
Balance in Savings	\$ 2,378,728.69	
Due from Unit Owners	\$ 14,291.93	
Total Assets	\$ 2,398,020.62	

Operating Expenses are about 4%+ below on cash basis

Treasurer’s Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from slab leak #254: none received; tabled.
- c. 7632 #347 front door: owners not present. Joe motioned to decline request citing precedent that previous owners were denied similar request. Cathy seconded. Unanimously passed. James will invite owners to attend next meeting.
- d. Sidewalk repair: ongoing
- e. Home roof bid: in progress
- f. Vacancy on board: considering candidates.
- g. Roofs/Gutters: some issues found on walk around. Will be addressed.
- h. Siding repairs pending weather #321 and #335: working on 321. (Unit #321 owner to make formal request to replace slider).
- i. Front Gate motor for entry and exit: Tabled.

New Business

- a. Leak from #354 to #254- between owners to handle. James to check with #354 re repair status. Board is concerned with mildew growth if not dealt with in timely manner.
- b. #112 broken water line: Owner not present.
- c. Packages being stolen – nothing further to report.
- d. Slab leak #204-Reimbursement approved (see above).
- e. Pathway toward 7634 #125- DG pathway will be refilled and compacted by Enviroscaping.
- f. #219 request for ramp and removal of wall - Cathy motioned to approve owners to install ADA Trex ramp at 7620 Unit 219 with requirement that entry be returned to prior condition when residents leave the property or no longer need the ramp. Joe seconded. Unanimous. In regards to the interior wall removal. Cathy motioned that the wall needs to be certified to not be load bearing by a structural engineer or a licensed contractor for the board to authorize. Joe seconded. Unanimous
- g. Asphalt: getting bids tabled for next month.
- h. Dog from #245- see owner requests.
- i. Recording Liens: none.

Next Meeting 5/11/17 at 6PM, at 7610 meeting room

Meeting adjourned at 7:40 PM

Submitted by: Matt Mora