

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 14, 2021 (6PMish)**  
**(VIA ZOOM)**  
**(Subject to Board's Approval)**

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

**Homeowners present:** Several owners stayed from the Annual meeting.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:25PM right after the Annual Meeting.

**Election of Officers**

Craig Nicholson	President
Joe Mora	Vice-President
Howard Lange	Treasurer
Colin Smith	Secretary
Christine Hall	Member at Large

**Owners Requests:**

Chris H. #351: Wants to solicit more owner communication and would like to create more board committees like for pool/gym.

Zhen #222: Noticed some plants struggling in landscape. Eucalyptus leaves are very acidic and sometimes cause plants to struggle, also in winter with colder temps plants tend to go dormant, plus we haven't had any rain. Eucs have been treated for pests and we are adding mulch to help with soil acidity.

Colin S. #318: Cox Cable and break out plates for next agenda.

**Approval of Prior Meeting Minutes:** Howard motioned to approve the December 10, 2020, minutes as prepared, Colin seconded. Unanimous.

**Landscape Report:**

About \$4,500 dollars needed to treat euc trees from SB Pest, Joe motioned to accept the proposal, Colin seconded. Unanimous.

Enviroscaping bid to help Beachside replace fenceposts on Hollister fence for \$1,700. Colin motioned to accept bid, Chris seconded. Unanimous with Joe abstaining.

Enviroscaping bid to convert creek behind 7606 and 7602 to drip and relandscape with drought tolerant plants for \$16,250.00. Colin moved to accept bid, Chris seconded, Unanimous with Joe abstaining.

Enviroscaping bid to grind lifted sidewalks to eliminate trip hazards for \$3,650.00. Chris moved to accept the bid, Colin seconded. Unanimous with Joe abstaining.

**Vendor Evaluation:** Affordable Paint done with buildings, excellent high quality job, still need to do front fence and trash enclosures. Thanks to Enviroscaping for Christmas tree collection. Tropical Pools finally replaced Jacuzzi water.

### **Treasurer's Report**

	<b>December 2020</b>	<b>YTD</b>
Total Income	\$67,250.00	\$799,071.70
Op. Expenses	33,036.71	430,536.34
Reserve Expenditures	128,103.78	874,045.35
Total Expenditures	161,140.49	1,304,581.69
Transfer to Reserve	21,094.82	153,517.95
Transfer from Reserve	0.00	124,148.00
Transfer to Reserve	(27,204.33)	(326,451.96)
Transfer from Reserve	100,000.00	575,000.00
Balance in Savings	\$ 2,175,439.82	
Due from Unit Owners	\$ 3,385.03	
Total Assets	\$ 2,183,824.85	

Operating Expenses are about 12.4%+ below on cash basis

Treasurer's Report unanimously accepted.

Colin Motions 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 as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

### **Old Business:**

- a. Dry Rot Repair and painting approval/ratification of proposals and invoices:  
Beachside proposal to replace 2 posts at the front fence for \$1,200. Joe moved to accept proposal, Chris seconded. Unanimous.  
Invoice from Affordable Paint for trim and siding paint for 7630 for \$13,500. Colin moved to ratify, Joe seconded. Unanimous.

Invoice from Vineyard Construction for 7632 and 7634 facias for \$6,214. Colin moved to ratify, Joe seconded. Unanimous.

Invoice from Affordable Paint for painting the pool house for \$3,780. Colin moved to ratify. Joe seconded. Unanimous.

Affordable Paint invoice for \$14,500 for pressure washing. Colin moved to ratify. Joe seconded. Unanimous. Waiting for competitive bids for front fence and trash enclosure.

- b. Updating governing documents: Tabled. Waiting for signed CC&R's amendment to be recorded by the County.
- c. 7632- Foundation work: Found another company in Camarillo, waiting for vendor documents and proof of insurance.
- d. Sidewalk repair/replacement: Various sections identified to be repaired
- e. Carport Fascias at 7630 by Vineyard - 1/25/21 finish date.
- f. Gym update: In Progress.
- g. Violations noted from walk around: none
- h. Parking lot post lamp light fixtures: Being replaced, issue with some footings, Enviroscaping working on footings.
- i. Address signs: waiting for another bid. In progress
- j. Changing gate code to be changed 2/1/21 to #7600

### **New Business**

- a. Pool rules/enforcement: Howard suggests we be more relaxed on enforcement. Discussed.
- b. Response time: Chris proposed we should allow 24-48 response time for pool waiver.
- c. Statement of Information: Board received annual disclosure.
- d. Legal opinion with HOA certs (Board unanimously voted to put it on the agenda for discussion): Chris motioned to waive the legal opinion fee and not charge \$75 for future lenders certs. Joe seconded. Unanimous
- e. Recording liens: none

**Summary of last Exec Session:** pool violation.

**Next Meeting 2/11/21** at 6PM, via Zoom.com

Meeting adjourned at 8:07 PM

Submitted by: Matt Mora