

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 14, 2024 (6PM) Via Zoom
(Subject to Board's Approval)

Board members present: Colin Smith, Tamara Simmons, Joe Mora & Christine Hall

Absent: Owen Roth (Submitted his resignation)

Homeowners present: Kathleen Taylor, Cathy Leyva, Craig Nicholson, Annette Winter, Teresa Stiff, Tamara Jauchen, Bill Rauch, Lois Cunningham, Margaret Granger.

Management present: James Nguyen, Bob Bartlein & Javier Magana, Scribe.

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM - (6:01PM)

Opening & Counting of ballots if sufficient ballots have been received or extend deadline; Tom Doty, Inspector of Elections.

Per James, 85 ballots received – quorum not achieved. Colin moves to extend voting deadline to April 18, 2024. Joe seconds. Chris voted no. Motion passes 3-1.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

- Cathy Leyva (#369) – commented on the projected loan from the reserve. She asked Joe Mora if she could walk with him by bldg. 7640 regarding drainage/landscape issues. She would like for the Board to meet in person & expressed dissatisfaction with the Board's decision not to let Craig Nicholson send out a letter to the membership in response to Colin's January 29th letter.
- Craig Nicholson (#247) – Made a comment about items he requested be on the agenda and that he should be allowed to participate when those items come up for discussion. Bob explained that after the open forum, only the Board may speak on agenda items unless they invite someone else to speak.
- Tamara Jauchen (#264) – Asked who is checking the Grove HOA email. Tamara will look into it.
- Bill Rauch (#364) – commented that there is a large tree that will be removed and that signs should be posted to notify residents of the upcoming work. He also brought up a couple of other items to be discussed later in the meeting.
- Annette Winter (#260) – Asked how long it takes to get maintenance work done. She was having some windows replaced and there was visible rot around the frame. James mentioned that Beachside has been notified and the weather has not been cooperating.

3. APPROVAL OF PRIOR MEETING MINUTES (2/8/24)

- a. Regular Session – Joe moves to approve. Colin seconds. Unanimous.
- b. Executive Session Summary (fine recommended & ratification) – Colin moves to approve. Joe seconds. Unanimous.
- c. Colin moves to approve the 2/9/24 emergency meeting minutes. Joe seconds. Unanimous.

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.

Operating Expenses are about 6.8+% below budget thru end of last month on cash basis

Suggested Motion: Move to approve the Treasurer's 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 Association's 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 Association's budget or otherwise approved by the Board.

- Colin Moves to accept the treasurer's report as presented along with above paragraph by Bob Bartlein. Tamara seconds. Unanimous.
- b. Landscape recommendations & proposals – tree work; - Joe Mora provided report on ongoing tree maintenance around the development. Tamara moves to hire Action Tree to give report on some trees; Joe will show the trees to the vendor. Chris seconds. Unanimous.
- c. Committees (EV, Architectural, Website, Solar, Events, etc.) – see Item 5, subheading “j” for “EV charging stations” – no other updates from the other committees.
- d. Caretaker or pool report – James reported that Jim Dewey smelled possible a possible gas leak at Bldg. 7610. Colin moves to ask contact SoCal Gas to do an inspection . Tamara seconds. Chris Hall abstains. Motion passes 3-1.
Maintenance tracking system by Jim Dewey – Tamara moves to approve putting the maintenance tracking system in the website provided that two Board members check it to make sure it works. Joe seconds. Unanimous.
- e. Vendor evaluations – Tamara moves to accept presentation from Bill Rauch. Colin seconds. Unanimous.
 - Bill Rauch gave presentation on the way that gas shut off valves are being installed when gas lines are being replaced. Per Bill, the gas valves into the buildings are too close to each other. He recommends using other plumbing companies for a job like this. It was clarified that Beachside was the general contractor that hired 101 Plumbing for the installation of the gas lines.
 - Chris Hall moves to get an opinion from an engineer on erosion near unit #135 hillside. Unanimous.

5. **OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. 7626 rebuild from fallen tree & insurance claim – Proposal received from Beachside to rebuild the damaged units. However, the proposal will need to be revised because it included restoring upgraded flooring in some of the units, which the insurance will not cover. Tamara moves to accept the updated proposals once they are received. Colin seconds. Unanimous.
- b. Leak from #364 into #264 & #131 - insurance funds disbursed to #264 & #131; w/hold #364; exec discussion – Colin moved to allow comment from Tamara Jauchen Joe seconds. colin moves to authorize disbursement of the depreciation amount once it is received. Joe seconds. Unanimous. Tamara also asked if Unit #364 has paid the \$10,000.00 deductible. To be discussed under executive session.
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
 - James to meet with Joe Mora about seeing if a gutter can be installed below the stair treads by Unit #256 to divert rain.
 - Colin moves to accept comment from Bill Rauch. Tamara seconds. Unanimous. Bill commented that an email was forwarded to James about the need for a gutter to divert water by unit #256.
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs; owners' write ups sent – Proposed ballot regarding maintenance items sent to Board. Tamara moves to circulate the draft of the proposed ballot to all owners & wait for owners to provide comments (deadline for comment will be 4/15/24); comments will then be compiled and sent out to all owners before the formal ballot is sent out. Joe seconds. Unanimous.
- e. Gas lines projects – installing plastic tags on each line; see Beachside's bid – Colin will meet with Jim Dewey regarding this project.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any) – Bldg. 7626 – Proposal from Enviroscaping to replace 2 sections of walkway damaged during the removal of the fallen eucalyptus tree - \$3,200.00. Colin moves to accept it. Tamara seconds. Joe abstains. Motion passes 3-0.
- g. Consolidated Overhead upgrades to gates, gym & pool access control - Tabled
- h. Pool facilities & sauna; other related issues; handicap seating – Per Colin, the plexiglass was broken at the pool gate again. James to contact Beachside regarding installing metal mesh (like the front gate) or thicker plexi glass at the pool gate.
- i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area – Tamara and Colin will buy some signage. Colin moves to install a “5 Miles Per hour” sign by mailbox kiosk 1. Joe seconds. Unanimous.

- j. EV charging stations – Per Tamara, areas have been marked for digging. However, SCE has yet to approve the marked areas where digging needs to be done to facilitate the installation of the EV charging stations.
- k. Inspection of elevated walkways & balconies – by Focused Group - Tabled
- l. Pedestrian pathway improvements mailbox kiosk across from 7632 – Tabled

- m. Utility closets at 7628 #117 – Per James, the homeowner wanted to wait until decision is made on who is responsible for the replacement of the utility doors. James was instructed by the Board to order the work & have the utility closet doors replaced regardless of whether the Association or owner are ultimately financially responsible.
- n. Fire safety – quote for radios / walkie-talkie; Air table - Tabled
- o. Bike rack by 7628 – Tabled
- p. Trees & Union Pacific Railroad by 7610 – reimbursement received from UPR for the emergency removal of large leaning eucalyptus trees on the railroad side of the tracks. – Chris moves to hire Envirosclaping to clean up the tree debris along the chainlink fence shared with Union Pacific. Colin seconds. Unanimous. Joe Abstains. Motion passes 3-0.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Legality of 2023 borrowed reserves and 2024 special assessment ([Civil Code 5380](#), [Civil Code 5510](#), and [Civil Code 5515](#) – Colin moves to allow comment from Craig Nicholson. Tamara seconds. Craig commented that borrowings from the reserves need to be disclosed in the Board agenda. Bob noted that at the November 2023 budget meeting it was disclosed that the Association may have to borrow about \$30,000.00 from the reserve to meet operating expenses. CPA reported that \$28,407.00 were actually borrowed. Chris moves to add “Review of budget” to next month’s agenda. Joe seconds. Unanimous.
- b. Allocation of reserve interest and taxes ([Civil Code 5510](#), Adams-Stirling opinion on [reserve interest & taxes](#)). – See item 6, Subheading “a” above.
- c. Equal Access allowed and required by law ([Civil Code 5105](#)). - Tabled
- d. Replacement of stair treads & brackets - Tabled
- e. Parking policy – overnight in vehicle - Tabled
- f. Hosting zoom meetings - Tabled
- g. Board instructions - Tabled
- h. Other items to be put on next month’s agenda - add hiring engineer for hillside near unit #135.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner’s request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine;

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 4/18/24 @ 6PM via Zoom)

3/20/24

The regular meeting recessed to executive session at 7:49PM

The regular meeting adjourned at 8:48PM

Submitted by Javier Magana, Scribe.