

Eucalyptus Grove Homeowners Association
Board of Directors Meeting
JULY 9, 2015 (6PM)
Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:02pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Jaime Escobedo.

(Board members absent was Howard Lange).

Management: James Nguyen from Bartlein & Company., Inc.

Owners requests: (none)

Meeting Minutes: The **June 11, 2015, Meeting minutes** were **approved** as presented. (Joe moved & Jaime seconded). Cathy abstained.

Treasurer's Report	June 2015	
Total Income	67,240.00	403,862.71
Operating Expenditures	18,786.30	193,890.64
Reserve Expenditures	1,949.20	10,098.04
Total Expenditures	20,735.50	203,988.68
Transfer to Reserve	46,504.50	229,240.03
Transfer from Reserve	0.00	30,990.00
Total in Savings	1,841,438.89	
Total Assets	1,864,367.91	

Due from Unit Owners: \$17,929.02

Operating Expenses are approximately 5.4+% below budget schedule. The Treasurer's Report was unanimously **accepted** as presented. (Joe moved & Cathy seconded).

Landscape:

Joe M. reported that Bldg 7636 landscape renovation should be done tomorrow. Bldgs 7624 & 7626 will start tomorrow with the renovation. GWD should be giving a rebate of \$2K to the Association. For the removal of the lawns and for 7634, the Assoc may get \$5K from GWD. Ant traps ordered. He's meeting with #341 re placement of the water exchange tank soon. The car wash area has been capped off due to the drought.

Old Business

Items addressed:

- Updating governing documents: Board confirmed to proceed with the Egenolf Group and authorized to pay them \$2K as a deposit.
- Insurance coverage: more information / clarification needed.

- Water softener for #341 exchange tank: Joe authorized to make decision where to locate the tank.
- Exercise Room equipment: to have the equipment checked on an annual basis.
- Handicapped space by 7630: Board approved to convert it back to 24 hr space. (Cathy moved & Joe seconded).

New Business

Items addressed:

- **Front door at #225:** unauthorized as it has too much glass surface. Send letter to unit owners that door is non-compliant and to provide approval letter if any.
- Front gate system: to invite Don Van Buren to attend next meeting with new proposal for new gate system.
- **Recording liens:** none at this time.
- **Summary of last month Executive Session:** litigation re trip & fall case.

At this time, the Board convened in Executive Session re litigation & personnel.

The meeting was **adjourned** at around 7:32 pm.

The next Board meeting is scheduled for Thursday, August 13, 2015, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.