

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

**January 10, 2019 (6PMish)  
Goleta Valley Community Center, Room #6  
(Subject to Board's Approval)**

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

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

**Management:** James Nguyen of Bartlein & Company, Inc. gave Association copy of insurance policy.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:35PM after the Annual Meeting.

<b>Election of Officers</b>		<b>Term</b>
Craig Nicholson	President	2020
Joe Mora	Vice-President	2021
Howard Lange	Treasurer	2020
Christine Hall	Secretary	2021
Diana Gutierrez	Member at Large	2020

## **Owners Requests:**

David Parker #128: wants to replace front screen door. Approved as long as it is white, unintrusive, and matches others that have been approved in complex.

Diana Gutierrez #113: request to install lattice on patio, must match prerequisite, all parts must stay within the patio, and comply with plans and be white. Joe motions to approve request, Chris seconded. Unanimously approved with Diana abstaining.

**Approval of Prior Meeting Minutes (12/13/18):** Joe motioned to approve minutes as prepared, Chris seconded. Unanimous.

**Landscape Report:** Maintenance, drip conversion project behind 7628 on going.

**Vendor Evaluation:** None

## **Treasurer's Report**

	<b>Dec 2018</b>	<b>YTD</b>
Total Income	\$67,594.35	\$799,656.58
Op. Expenses	16,930.76	397,650.28
Reserve Expenditures	11,783.15	137,083.94
Total Expenditures	28,713.91	534,734.22
Transfer to Op reserve	38,880.44	125,226.12

Transfer from Op reserve	0.00	90,000.00
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,552,498.77	
Due from Unit Owners	\$ 5,801.79	
Total Assets	\$ 2,563,300.56	

Operating Expenses are about 19.3%+ below on cash basis.

Treasurer's Report unanimously accepted (Chris moved & Joe seconded).

Joe 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. Howard seconded. Unanimous

#### **Old Business:**

- a. Updating the governing docs: In progress;
- b. 7606- Foundation work: ongoing;
- c. remaining building staircase light fixtures lower wattage to be complete: in progress
- d. Sidewalk repair/replacement: Chris motioned to approve all three estimates submitted by Enviroscaping for \$1,875 (West Ped Gate), \$1,800 (7630 #241), and \$225 (7638 #366). Howard seconded. Unanimous. Joe abstained;
- e. Roofs/gutters/downspouts: in progress;
- f. Siding or dry rot repairs: in progress;
- g. Bike parking: in progress;

#### **New Business**

- a. New Gate Code effective 2/4/19: "#1121". James to email new gate code to all owners along with the Annual Election results; hard copy to be distributed to units;
- b. #113 Patio lattice enclosure: see owner's request;
- c. #128 new screen door: see owner's request;
- d. Website: Privacy an issue, password protected? Tabled
- e. Carports: Inspect carports after rains;
- f. Fumigation in 2019: list of fumigated units attached to agenda. Tabled;
- g. Statement of information: Board received;
- h. Recording liens: none

#### **Summary of Executive Session from last month:**

1. Late payer and late charges.
2. Small Claims re fallen branch.

**Next Meeting 2/14/18** at 6PM, at 7610 Meeting Room; Meeting adjourned at 7:35 PM

Submitted by: Matt Mora