

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 09, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Appointment to fill vacancy on Board: Colin Smith was unanimously appointed to fill the vacant spot on the Board. Term to expire in January of 2020.

Homeowners present: Masumi & Margaret Nagao # 310; Colin Smith #318.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Masumi Nagao: Wants to know requirements for sound proofing for wood floor install. Board asks that they use best quality sound proofing below wood floor since they are an upstairs unit. Also want to bring to board's attention that due to the foundation work in their building, the doors in their unit and neighboring units became out of square. Board assured them the association would cover repairs.

Approval of Prior Meeting Minutes (4/11/19): Howard motioned to approve minutes as prepared, Chris seconded. Unanimous

Treasurer's Report

	April 2019	YTD
Total Income	\$66,703.35	\$264,323.35
Op. Expenses	33,949.35	127,569.72
Reserve Expenditures	15,000.00	44,589.91
Total Expenditures	48,949.35	172,159.63
Transfer to Op Reserve	14,597.00	89,006.72
Transfer from Op Reserve	7,903.00	7,903.00
Balance in Savings	\$ 2,646,597.84	
Due from Unit Owners	\$ 7,236.99	
Total Assets	\$ 2,658,834.83	

Operating Expenses are about 7%+ below on cash basis

Treasurer's Report unanimously accepted/approved. Joe moved 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. Chris seconded.

Old Business:

- a. Updating Governing Docs: James got two proposals from attorneys (Adams-Stirling & Price, Postel, Parma,) for board to review.
- b. 7606- Foundation work: Releveling effects Joe motions to have HOA pay for damages to units from a clear result of re-leveling efforts by HOA. Howard seconded. Unanimous.
- c. Building staircase light fixtures lower wattage: Almost all done; only a few problematic light fixtures left.
- d. Sidewalk repair/replacement: Ongoing.
- e. Roofs/gutters/downspouts: James will get quote to do remaining 12 buildings and pool house.
- f. Siding or dry rot repairs: ongoing.
- g. Parking lot lights: LED bulbs didn't fit into existing base. Replace the 10+ burnt out bulbs with same type of bulbs for now.
- h. Fumigation: 7606 (July 23rd); 7620 (June 24th); 7610 (June 25th); 7602 July 22nd). Scheduled with Lenz Pest Control.
- i. Carports: James to get quotes to replace all carport fascias.
- j. Parking Policy Oversized vehicles: Add to newsletter if vehicle doesn't fit in parking spot, it can't park on premises.
- k. Re-labeling water meter lids: Affordable Painting will do.
- l. Gym update: working on survey
- m. Leak #130: owner dealing with it from one of the units above.

New Business

- a. Reserve study: Joe motions to approve \$1,680 for JD Brooks to do reserve study. Chris seconded unanimous approved.
- b. #352 new windows and slider: no show.
- c. Enforcement of rules and levying fines: tabled
- d. Pool service: good at responding but not proactive enough.
- e. Recording liens: none

Next Meeting 6/13/19 at 6PM, at 7610 meeting room
Meeting adjourned at 8:00PM

Submitted by: Matt Mora