

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 12, 2020 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Tom & Valery Doty Unit 219, Matt Mora Unit 334, Bill Rauch Unit 351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Tom & Valery D. : Asking the board for a designated handicapped van parking spot. Joe motioned to create a “van only” handicapped spot next to the carwash spot. Chris seconded. Unanimous. (Cost to be borne by unit owners).

Matt M. : Asked permission to replace two sliders, window and front door. Howard moved to allow Matt to replace the slider and window as long as they match existing design and are white and the front door as long as it is one of the preapproved door designs. Colin seconded. Joe abstained. Unanimous.

Bill R. : Observing the meeting

Approval of Prior Meeting Minutes: Chris motioned to approve minutes of 2/6/20 as prepared, Joe seconded. Unanimous.

Landscape Report: 7630 creek finished. Leak under asphalt determined to be a Goleta Water District mainline. Commending Joe and Enviroscaping for figuring out the leak and for their quick response in turning on the emergency fire sprinklers when a fire broke out by the train tracks. The fence behind 7628 was discussed, possible debris clean on train side of the fence. Colin moved to allow Joe of Enviroscaping to prep/clean debris behind fence. Howard seconded. (Joe abstained). Unanimous. Colin motioned to get a bid to replace damaged fence with a taller one and add a gate for maintenance, and to investigate the creekside anchor solution. Chris seconded. Unanimous

Vendor Evaluation: Goleta Water issue. Smitty's quicker with response times. Consolidated door fixed issue with the front gate.

Treasurer's Report

	Feb 2020	YTD
Total Income	\$65,580.00	\$133,410.00
Op. Expenses	32,570.18	61,495.58
Res Expenditures	76,849.98	115,501.90
Total Expenditures	109,420.16	176,997.48
Transfer to Op Reserve	11,044.49	37,996.14
Transfer to Reserve	27,204.33	54,408.66
Transfer from Reserve	60,000.00	60,000.00
Balance in Savings	\$ 2,629,458.28	
Due from Unit Owners	\$ 6,026.52	
Total Assets	\$ 2,640,484.80	

Operating Expenses are about 4.2%+ below on cash basis

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

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. Unanimous

Old Business:

- a. Updating the governing docs: In progress
- b. 7632- Foundation work: Ongoing
- c. Sidewalk, roof, Siding repair/replacement: On hold due to rain.

Approval of payments to vendors: Joe motioned to approve \$12,150.00 payment to Affordable Paint. Colin seconded, unanimous. Colin motioned to approve payment of \$4,185.00 to Enviroscaping for leak detection work. Chris seconded. Unanimous with Joe abstaining. Chris moved to approve payment of \$12,100.00 to Enviroscaping for relandscaping creek behind 7636 and 7632. Colin seconded. Unanimous with Joe abstaining. Joe motioned to approve payment for resurfacing of Unit 311 balcony to fix dry rot damage of balcony, Howard seconded. Unanimous.

- d. Carport Fascias by Vineyard ongoing. 7632 is next.
- e. Gym: In Progress waiting on 3rd bid from another engineer.
- f. #217 damage to front of vehicle: No estimates submitted.
- g. #107 sewer line under living room: Owner in China.
- h. Violations note: Form that streamlines violations, email to all board members. Colin will work on form.
- i. #315 AC: removed.
- j. GWD to sealcoat at 7636 carport: to be done in September

New Business

- a. 354 Slider: Ratify decision of approval for owner to replace. Colin moved to ratify. Joe seconded. Unanimous.
- b. Unit 219-Handicapped spot: see owner's request.
- c. Damaged fence/ perimeter: see vendor.
- d. Gutter guard. Joe will try a sample and report back. James will ask gutter company to install section over Chris' balcony. 7634 #351 creekside patio.
- e. Bank statements/checks: Craig discussed with Bob Bartlein the HOA having its own bank account/checkbook. After discussion, other board members have no issue and are satisfied with the way things are.
- f. Recording liens: none

Next Meeting 4/9/20 at 6PM, at 7610 Meeting Room
Meeting adjourned at 7:45 PM

Submitted by: Matt Mora