

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**THURSDAY, JANUARY 12, 2017 (6PMish)**  
**GOLETA VALLEY COMMUNITY CENTER, Goleta**

- 1. CALL BOARD MEETING TO ORDER (Appt Inspector of Elections / Election of Officers)**
- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (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 or ask permission for...
- 3. APPROVAL OF PRIOR MEETING MINUTES**
- 4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**  
Operating Expenses are about 4+% over budget thru end of last month  
Res. Expenditures for last month: Consolidated Overhead Retention, tree trimming, splitrail fence  
Landscape recommendations & proposals: Conversion to drip system, planting, tree work, treatment of trees / plants  
Vendor Evaluation
- 5. OLD BUSINESS (Board to consider, review and possibly vote on...)**
  - a. Updating the governing documents
  - b. Receipts from slab leaks from #254
  - c. 7602 #306 sail awning
  - d. 7632 #347 – front door
  - e. Sidewalk repair / replacement
  - f. 7606 #307 – sprinkler damage; ins deductible
  - g. Home Roof bid
- 6. NEW BUSINESS (Board to consider, review and possibly vote on...)**
  - a. Roofs / gutters
  - b. Recording liens
  - c. Other items to be put on next month's agenda
- 7. EXECUTIVE SESSION**  
If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).
  - Late payers through end of last month (balances of \$500 or more):
  - Bankruptcy / Foreclosure / Small Claims / Write off
- 8. ADJOURNMENT (Scheduled meeting – 2/9/17 @ 6PM at 7610 Meeting Room)**

egagenda.doc

**Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341**  
**3944 State Street, Suite 200**  
**Santa Barbara, CA 93105**  
**Email: jamesn@bartlein.com**