

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 11, 2019 (6PM)**  
**7610 Hollister Ave, Goleta (Meeting Room)**  
**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Chris Hall and Howard Lange. Absent were Joe Mora & Diana Guterrez.

**Homeowners present:** Bill Rauch #351, Denise Cora#109, Adam Ramirez #118, 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:**

**Colin Smith and Denise Cora:** Gym committee: Board authorized new maintenance schedule for gym equipment. They suggested to survey owners to see what they want in terms of machines i.e. lifting or cardio etc. Safety issues identified such as treadmill too close to wall. Chris motioned to send email to owners to survey what they want in gym. Howard seconded. Unanimous. Committee will prepare a short survey to be sent.

**Bill Rauch:** Found 3 carport lights out. Will parking lights be cleaned when replaced? James will ask electrician how much extra to include if nominal.

**Approval of Prior Meeting Minutes:** Howard motioned to approve 3/14/19 minutes as prepared, Chris seconded. Unanimous.

**Treasurer's Report**

|                        | <b>March 2019</b> | <b>YTD</b>   |
|------------------------|-------------------|--------------|
| Total Income           | \$64,950.00       | \$197,620.00 |
| Op. Expenses           | 26,224.17         | 93,620.37    |
| Reserve Expenditures   | 17,855.38         | 29,589.91    |
| Total Expenditures     | 44,079.55         | 123,210.28   |
| Transfer to Op Reserve | 20,870.45         | 74,409.72    |
| Transfer from Reserve  | 0.00              | 0.00         |
| Balance in Savings     | \$ 2,636,463.70   |              |
| Due from Unit Owners   | \$ 6,831.03       |              |
| Total Assets           | \$ 2,648,294.73   |              |

Operating Expenses are about 7%+ below on cash basis thru end of last month. Treasurer's Report unanimously accepted Chris 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. Joe seconded.

### **Old Business:**

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work: Chris motioned to approve change order (sewer lines need to be moved) recommended by Carter construction. Howard seconded. Unanimous.
- c. Building staircase LED light fixtures lower wattage: In progress.
- d. Sidewalk repair/replacement: None
- e. Roofs/gutters/downspouts: Howard moved to accept proposal by JM Action Roofing for \$5,722.00 (bldg. 7610) and schedule for week of April 15th for discounted price of \$5,150.00 if possible. Chris seconded. Unanimous
- f. Siding or dry rot repairs: ongoing
- g. Bike parking: completed
- h. Parking lot lights LED: can they clean light fixtures too? James will ask
- i. Fumigation by Lenz: 7606, 7620, 7610, 7602. Chris motioned to accept fumigation schedule of one building June 24, one building June 25, one building July 22 and one building July 23. Howard seconded. Unanimous
- j. Carports: To be inspected
- k. Parking Policy Oversized vehicles: Concerns with multiple requests.
- l. Re-labeling water meter lids: Affordable Painting to schedule.
- m. Gym update: see owner's request.

### **New Business**

- a. Resignation/ board vacancy/ appt new board member? Howard moved to accept resignation of Diane Gutierrez. Chris seconded. Unanimous.
- b. #352 new windows and slider: Tabled as owner was not present.
- c. Leak in #130: from another unit.
- d. Recording liens: none

**Next Meeting 5/9/19** at 6PM, at 7610 meeting room  
Meeting adjourned at 7:48PM

Submitted by: Matt Mora