

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

July 12, 2018 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, and Cathy Leyva.

Homeowners present: Maggie Wilson #131, Tom and Valerie Doty #219.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Cathy Leyva: Her neighbor in unit 269 is causing a nuisance by smoking in unit even though there are nearby smoking stations.

Maggie Wilson: Asking for permission to install lattice fencing. She was given a copy of the approved plans. The lattice has to be within confines of patio, same style and same color as the ones already installed in complex. Joe motioned to allow unit 131 to install lattice, subject to association policy. Howard seconded. Unanimously approved.

Tom & Valerie Doty: Concerned too many smoking stations and they are fire hazards and appears that the Assoc promotes smoking. Board explained their purpose is to move smokers out of their units and away from sensitive neighbors. The Dotys suggest the board implement a smoke free policy for the grove. Probably needs to be an amendment to the CC&R. The board will have a lawyer look into it as the Assoc is updating its gov docs.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Found leaks from Log-Me-In, Kitson notified and shown leak and they supposedly fixed it. Third smoking station installed. Howard motioned to

table the fourth station (in front of 7620) , Cathy seconded. Joe abstained.
Unanimous

Vendor Evaluation: Compliments to Jose of Enviroscaping, he was missed while on vacation. Cleaning service struggled to clean tar off women's restroom at pool. Pool leak on Saturday, pool guy came out right away and dealt with it.

Treasurer's Report

	June 2018	YTD
Total Income	\$65,827.00	\$402,537.99
Op. Expenses	24,403.37	161,734.22
Reserve Expenditures	0.00	35,879.85
Total Expenditures	24,403.37	197,613.41
Transfer to Reserve	41,423.63	202,980.58
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,476,371.32	
Due from Unit Owners	\$ 6,223.08	
Total Assets	\$ 2,487,594.40	

Operating Expenses are about 17%+ below on cash basis.

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

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606 Foundation work – Carter is working on plans and permit: 7632 found to be sloping about 1" or so. Carter will deal with 7606 first.
- c. Fumigation of bldg 7630 and 7638 (6/25-6/27) done. OK to pay Lenz when invoices are received.
- d. Building 7610 #313 staircase light fixtures lower wattage: Howard motioned to install low wattage bulbs at 7610 for whole building. Cathy seconded. Unanimously approved.
- e. Parking lot concrete curb replacement and slurry seal by Ramsey: concrete curb to be replaced first and will seal the asphalt after. Working with Logmein for parking for residents during seal coat project.
- f. Appointment of new board member: tabled.
- g. Sidewalk repair/replacement: none
- h. Roofs/gutters/downspouts: none
- i. Siding or dry rot repairs: none
- j. Bat houses: will try 2 bat houses
- k. Bike parking: OK to install two new bike racks by Enviroscaping.
- l. Additional smoking and pet stations, one completed one tabled.

New Business

- a. #360 and #329 new windows and slider: Joe motioned to accept proposal for new windows and slider for #360 and #329. Howard seconded. Unanimous
- b. Front gate: hit by car, driver's insurance involved. Damage to gate and entry structure. Cathy motioned to accept proposal #9256 from Beachside to remove and reconstruct entry structure damage by car for \$5,613.75. Joe seconded. Unanimous. Joe motioned to allow Consolidated to move forward and replace front entry gate system, enter and exit, not to exceed \$14,000.00
- c. Pool Service. Need to step up service, if no improvements will look for another company. James will notify Tropical Pools.
- d. Enviroscaping contract renewal: Howard motioned to renew contract as proposed (\$5,722/month, Aug 2018 – July 2019), Cathy seconded. Joe abstained. Unanimously approved.
- e. Recording liens: none

Summary of last month's executive: Smoking annoyance, fine assessed, late charge accumulation.

Next Meeting 8/9/18 at 6PM, at 7610 meeting room
Meeting adjourned at 8:00 PM

Submitted by: Matt Mora, scribe