

Eucalyptus Grove Homeowners Association
Board of Directors Meeting
October 9, 2014 (6PM)
Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:00 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Cathy Leyva

Joe Mora

Also in attendance:

Mr. Bill Byers (unit 244)

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Mr. Byers (unit 244) discussed the appearance and condition of common sidewalk pads / patches near his unit. Joe M. will assess.

Meeting Minutes: The **September Board Meeting minutes** (9/11/14) were unanimously **approved** as submitted

Treasurer's Report:

	Sept. 2014	YTD
Total Income	69,847.04	610,316.48
Operating Expenditures	26,718.51	261,207.01
Reserve Expenditures	4,700.00	15,320.00
Total Expenditures	31,418.51	276,527.01
Transfer to Reserve	38,428.53	333,736.47
Transfer from Reserve	0.00	64.00
Total in Savings	1,575,918.12	
Total Assets	1,609,572.30	

James N. reported Operating Expenses are approximately 12+% below budget schedule; Reserve expense for September was tree trimming (\$4,700). The September Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, ant "traps" to be refilled; proposed renovating landscape & converting building 7632 to drip system (\$8,125) – Approved (Joe M. abstained); Replaced section of sidewalk at front of unit #247 from tree root damage.

Old Business

- **Pool patrol:** Board discussed current patrol and unanimously agreed to hire new patrol service (Bomar) to replace Case Patrol, effective Nov. 15, 2014.
- **Resident Guidelines & Pet Policy:** Board discussed and tabled approval for one month to review.

No other Old Business

New Business

- **Draft budget proposed for 2015:** Board discussed, and unanimously approved 2015 Budget with a decrease of monthly fee by \$10; all other line items OK; any surplus will go to projected asphalt overlay reserve.
- **Car wash area:** Board discussed, will close area and cap hose bib during water rationing; item will go in newsletter.
- **Owners only disclosure:** Board recognized that CC&R's overrides the Owners-Only Policy in the Bylaws. Rental is permissible but not encouraged. Change of wording in Resident Guidelines not necessary.
- **Tax Return / Annual Audit:** Audit and tax returns **approved**, Purdy and Co. CPA, (\$1,900+).
- **Insurance Policy:** Delivered to Board.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:58 pm.

The next Board meeting is scheduled for Thursday, November 13, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe