

**EUCALYPTUS GROVE OWNERS ASSOCIATION
 BOARD OF DIRECTORS MEETING
 January 11, 2018 (6PM)
 Goleta Valley Community Center
 (Subject to Board's Approval)**

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

Homeowners present: Several owners stayed from the Annual meeting.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:45PM

Election of Officers:

Craig Nicholson	President
Joe Mora	Vice President
Howard Lange	Treasurer
Cathy Leyva	Secretary
Nancy Arkin	Member at Large

Owners Requests:

None

Approval of Prior Meeting Minutes (12/14/17) Cathy motioned to approve the prior minutes, Joe seconded. Unanimous.

Landscape Report: Maintenance, Conversion to drip, and continuous sidewalk repair discussed.

Treasurer's Report

	Dec 2017	YTD
Total Income	\$64,129.00	\$793,677.02
Op. Expenses	30,840.64	422,855.62
Reserve Expenditures	21,120.87	390,628.58
Total Expenditures	51,961.51	813,484.20
Transfer to Reserve	12,167.49	323,689.82
Transfer from Reserve	0.00	347,272.00
Balance in Savings	\$2,265,861.98	
Due from Unit Owners	\$8,971.08	
Total Assets	\$2,279,833.06	

Operating Expenses are about 7.3%+ below budget on cash basis.
Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Vendor Evaluation: Compliments to Enviroscaping for cleaning creek debris and Christmas trees. And to Bartlein for issuing notice for improperly parked vehicles. Cathy mentioned Beachside replaced the staircase mid-landing to her unit with Trex and it seemed like it was replaced about a year ago.

Old Business:

- a. Updating governing documents: in progress.
- b. Sidewalk repair: none
- c. Roofs/gutters/ downspouts: none
- d. Siding repairs pending weather #335; 351
- e. Leak from 354 to 254 nothing new to report
- f. #209 floor slope: Cathy motioned to repair/sister joist under unit 209 per Carter's bid for \$600. Howard seconded. Discussed. Cathy retracted her motion. Howard motioned to allow Carter to survey any units (\$300/unit) that needed to be inspected and go from there. Cathy seconded. Unanimously approved.
- g. Bat houses: tabled
- h. #243 and #343 nothing
- i. Fumigation of buildings: Howard motioned 7634, 7628 and 7638 be fumigated and further units as needed. Joe seconded. Unanimous. Fumigation to be done in May or June.
- j. Building lightbulb replacement: Cathy motioned to allow James spend up to \$750 to replace three fixtures to LED fixtures in the staircase.
- k. Concrete curb replacement & root barrier: Enviroscaping will work with Ramsey Asphalt.

New Business

- a. Statement information: annual disclosure received from Mgmt.
- b. Recording liens: none
- c. Other items for next month: none.

Summary of last month Executive Session: write off bad debts.

Next Meeting 2/8/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:30PM

Submitted by Matt Mora, Scribe.