

**EUCALYPTUS GROVE OWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
June 17, 2020 (3PM)
At 7610 Parking Lot
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Joe Mora.
Howard Lange was absent but he sent a note which the Board read.

This is a special board meeting to mainly discuss the updating of the governing documents.

Homeowners present: Eileen Medina.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at 3:04PM

Homeowners Request: None.

Old Business: Discussion of updating the governing documents –

- a) Owner Occupied Units & Room Rental: Colin moved and Joe seconded that each owner-occupied unit can rent only 1 room (minimum lease of 3 months). 3 Yes, Chris voted No.
- b) Owner Occupancy for first year after buying: Chris moved and Colin seconded that a new owner must occupy his/her unit for at least one year before it can be rented (or it must be vacant). Unanimously approved.
- c) Minimum Lease Agreement: Colin moved and Chris seconded that the minimum lease term is one-year. If someone moves out early, the unit must be vacant until the initial term is complete. Unanimously approved.
- d) Rental Cap: Colin moved and Joe seconded that the maximum rental cap is 30% for the whole complex. Lengthy discussion of the logistic challenge of keeping track. Unanimously approved.
- e) Definition of Owner Occupancy: Colin moved and Joe seconded owner occupancy is defined as an owner using the Unit as a primary residence for any 90 days of the calendar year. 3 Yes, Craig abstained.

First draft of CC&R's submitted by Adams-Stirling – Chris moved & Colin seconded to accept the draft that Adams-Stirling sent in March. 3 Yes, Craig abstained.

Amending the CC&R's to lower percentage approval of owners from 75% to 50% + 1.

Joe moved and Colin seconded to have a separate ballot sent to all owners to vote on amending the CC&R's lowering the percentage requirement. Unanimously approved.

County Health Pool self-attestation/certification – Board declined and will continue the current pool usage procedures.

Next Meeting 7/9/20 at 6PM, at 7610 meeting room or Via Zoom.

Meeting adjourned at 4:55PM