

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, APRIL 18, 2024 (6PM) Via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616; Passcode: 71139

By Phone: 1-669-900-6833 (Hit *6 to unmute)

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Opening & Counting of ballots received by Tom Doty, Inspector of Elections

Receipt & Acceptance of Owen's resignation; Appoint Treasurer

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (3/14/24)

a. Regular Session.

b. Executive Session Summary (fine recommended & payment plan & litigation)

4. TREASURER, OFFICERS & COMMITTEES

a. Reading of the Treasurer's Report.

Operating Expenses are about 9.5+% below budget thru end of last month on cash basis

Suggested Motion: Move to approve the Treasurer's 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 Association's 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 as described in the Association's budget or otherwise approved by the Board.

b. Landscape recommendations & proposals – bids for tree work

c. Committees (EV, Architectural, Website, Solar, Events, etc.)

d. Caretaker or pool report – need to drain jacuzzi**

e. Vendor evaluations

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

a. 7626 rebuild from fallen tree & insurance claim: status of rebuild; deductible proportions; adjuster's information to respective owners

b. Leak from #364 into #264 & #131 - ins funds disbursed to #264 & #131; w/hold #364; Deductible Release

c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);

d. Updating the gov docs; 2nd draft of bylaws & CC&Rs; draft of ballot sent; deadline for comments 4/15/24

e. Gas lines projects – installing plastic tags on each line (Jim Dewey); New gas lines installed at 7610

f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

g. Consolidated Overhead upgrades to gates, gym & pool access control

h. Pool facilities & sauna; other related issues; handicap seating; plexi glass / mesh for pool gate

i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

j. EV charging stations

k. Inspection of elevated walkways & balconies – by Focused Group

l. Pedestrian pathway improvements mailbox kiosk across from 7632

m. Utility closets at 7628 #117

n. Bike rack by 7628

o. Fire safety – quote for radios / walkie-talkie;

p. Air table

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Allocation of reserve interest and taxes ([Civil Code 5510](#), Adams-Stirling opinion on [reserve interest & taxes](#)).
- b. Equal Access allowed and required by law ([Civil Code 5105](#)).
- c. Review of budget
- d. Resolution to borrow from reserves
- e. 7640 slope by #135; owner & 2 bd members met with Carter Construction 4/10/24; see attached letter
- f. Repair balcony 7640 #270 & #370; see Beachside quote
- g. 7630 #260 Window installation issue with retrofit type
- h. Gate code change?
- i. #315 – vehicle towed with expired tag from 24 hr space; request for reimbursement
- j. Replacement of stair treads & brackets
- k. Parking policy – overnight in vehicle
- l. Hosting zoom meetings
- m. Board instructions
- n. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine; disability

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 5/9/24 @ 6PM via Zoom) egagenda.doc 4/13/24

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