

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**THURSDAY, NOVEMBER 8, 2018 (6PM)**  
**7610 Hollister Ave, Goleta (Meeting Room)**

**1. CALL BOARD MEETING TO ORDER**

- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (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 or ask permission for...

**3. APPROVAL OF PRIOR MEETING MINUTES (10/11/18)**

- 4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**  
Operating Expenses are about 29+% under budget thru end of last month  
Res. Expenditures for last month: front gate, pool water heater  
Motion to accept report & approve the financial review  
Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment;  
Vendor Evaluation

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

- a. Draft of proposed budget
- b. Updating the governing documents
- c. 7606 - foundation work by Carter; 7632 #247 & #248 sloping floor
- d. Building 7640 staircase light fixtures completed; next bldg. to be done?
- e. Sidewalk repair / replacement
- f. Roofs / gutters / downspouts
- g. Siding or dry rot repairs: #264, #352, Bridge, #261 & #361.
- h. Bicycle parking
- i. Front gates
- j. Tenting for termites at 7632 scheduled for 11/6/18 – 11/8/18
- k. A/C units

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

- a. #222 A/C
- b. Potential endangerment issue
- c. Tax returns & annual audit / review by Scott Krivis & Co, CPA
- d. Annual meeting 1/10/19, at 6PM, at Goleta Valley Com Center
- e. Recycling
- f. Recording liens
- g. 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, or upon an owner's request to discuss payment of assessments).

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

**8. ADJOURNMENT (Scheduled meeting – 11/8/18 @ 6PM at 7610 (Meeting Room))**

egagenda.doc 11/3/18

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