

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 13, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Matt Mora #334

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Matt Mora: Wanted to let the board know there was a broken wood rail post between 7624 and 7626. And he also noticed some dry rot on the pedestrian bridge over the creek.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Chris seconded. Unanimously approved.

Landscape Report: Bat boxes to be installed soon. 7640 resident turning on irrigation water manually and Joe explained to them that it was all drip irrigation and that's why it doesn't "look wet" they apologized and said they wouldn't do it again.

Vendor Evaluation: Compliments to whoever installed the towel rack at the pool. Thanks to Jose, James, and Joe for coordinating with Ramsey for re-seal. Cathy motioned to thank Log-Me-In for allowing us to use their parking lot. Joe seconded. Unanimous.

Treasurer's Report

| | Aug 2018 | YTD |
|----------------------|-----------------|--------------|
| Total Income | \$68,925.86 | \$536,121.23 |
| Op. Expenses | 29,335.55 | 217,140.49 |
| Reserve Expenditures | 46,748.35 | 96,442.54 |

| | | |
|-----------------------|-----------------|------------|
| Total Expenditures | 76,083.90 | 313,583.03 |
| Transfer to Reserve | 0.00 | 227,752.24 |
| Transfer from Reserve | 0.00 | 2,987.00 |
| Balance in Savings | \$ 2,506,131.98 | |
| Due from Unit Owners | \$ 5,611.15 | |
| Total Assets | \$ 2,515,998.84 | |

Operating Expenses are about 22%+ below on cash basis

Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work: In progress
- c. Building 7640 staircase light fixtures lower wattage complete: Done next 7638
- d. Sidewalk repair/replacement: Chris motioned to sidewalk repair for estimated \$3,500 (near gym)
- e. Roofs/gutters/downspouts: Chris motioned to get gutters cleaned by Clearview for est \$2,400. Cathy seconded. Unanimous.
- f. Siding or dry rot repairs: #264 and bridge
- g. Bat houses: to be installed soon
- h. Bike parking: nothing yet
- i. Front gate: In progress
- j. Termite treatment 7632 #345: Chris motioned to fumigate if it can be done by beginning of November. Joe seconded. Unanimous approved for Lenz Pest.

New Business

- a. 7606 #209 upstairs slider: Joe motioned to approve Cathy seconded. Unanimous
- b. Ants: Enviroscaping to put out ant discs for now.
- c. Removal of suggestion boxes: Remove.
- d. Air conditioning units: unauthorized no exterior modifications per CC&R and need to be removed.
- e. 7628 damaged carport & vehicle from fallen tree. Discussed with Unit owner #338 under Executive Session.
- f. Recording liens: none.
- g. Other items to be on next month's agenda. None.

Next Meeting 10/11/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora, Scribe