

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, May 9, 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

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 (4/18/24)

- a. Regular Session.
- b. Executive Session Summary (fine; payment plan)

4. TREASURER, OFFICERS & COMMITTEES

a. Reading of the Treasurer's Report.

Reserve expenditures last month: Tree work & gas line repairs at 7610

Operating Expenses are about 12+% 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 (Grounds, EV Solar, Architectural, Website, etc.)
- d. Caretaker or pool report
- 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;
- 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 information packet
- e. Gas lines projects – installing plastic tags on each line (Jim Dewey);
- 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;
- 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. Fire safety – quote for radios / walkie-talkie;
- o. Air table

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

- a. Review of budget
- b. Allocation of reserve interest and taxes ([Civil Code 5510](#), Adams-Stirling opinion on [reserve interest & taxes](#)).
- c. Equal Access allowed and required by law ([Civil Code 5105](#)).

- d. Front common landing by #361 front door leaking down to #261
- e. Sewer laterals (Bill Rauch)
- f. Gate code change?
- g. Replacement of stair treads & brackets
- h. Parking policy – overnight in vehicle
- i. Meeting in person / zoom
- j. Gutter & roof cleaning
- k. Rekeying common doors
- l. Vehicle towing procedures
- m. 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; release

- 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 6/13/24 @ 6PM via Zoom) egagenda.doc 5/4/24

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