

**EUCALYPTUS GROVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**June 14, 2018 (6PM)  
7610 Hollister Ave, Goleta (Meeting Room)  
(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Joe Mora, Howard Lange & Cathy Leyva.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

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

**Owners Requests:**

**Cathy Leyva:** Had a suggestion that next year, the board should consider getting a smaller roll-off dumpster for phase I possibly by the pool. People were not taking big items from phase I & II to dumpster in phase III as evidence from large items in regular trash areas.

**Approval of Prior Meeting Minutes:** Joe motioned to approve minutes as prepared, Howard seconded. Unanimous

**Landscape Report:** Jose going on vacation for two weeks. Fence between Log-Me-In and Grove was cut and people were caught having a party and sleeping in large 40 yard roll off dumpster. Water leak noticed from Log-Me-In, Kitson Landscapes notified as well as Goleta Water.

New smoking stations proposed by 7602 and one near the main gate entrance. Cathy motions to approve smoking station at 7602 for \$2,300, Howard seconded, Joe abstained. Unanimous. Howard motioned to approve smoking station by entrance for \$2,200, Cathy seconded, Joe abstained. Unanimous.

**Vendor Evaluation:** Thanks to Matt Mora for buying new lounge chairs for the pool area. Pool valves replaced but plumber left valve on. Thanks to Enviroscaping for trimming the Jacaranda tree in front of Howard's porch.

**Treasurer's Report**

	<b>May 2018</b>	<b>YTD</b>
Total Income	\$67,990.00	\$336,710.99
Op. Expenses	22,688.07	137,330.85
Reserve Expenditures	12,740.00	35,879.19
Total Expenditures	35,428.07	173,210.04
Transfer to Reserve	32,561.93	161,556.95

Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,432,881.58	
Due from Unit Owners	\$ 6,359.70	
Total Assets	\$ 2,444,241.28	

Operating Expenses are about 14%+ below on cash basis

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

### **Old Business:**

- a. Updating Governing Docs: In progress.
- b. 7606- Foundation work: plans being drawn by Carter Construction.
- c. Fumigation of bldg 7630 and 7638 (6/25-6/27) on schedule as planned.
- d. Building 7610 #313 staircase light fixtures lower wattage: waiting for lights.
- e. Parking lot concrete curb replacement and slurry seal by Ramsey: After the dumpster is removed, Cathy motions to accept proposal for seal coat for \$20,500 in two phases pending availability of Log-Me-In parking. Joe seconded. Unanimous.
- f. 7632 #248 and #247 sloping floor: to be surveyed
- g. Appointment of new board member: notice to be in newsletter for potential candidates.
- h. Sidewalk repair/replacement: none.
- i. Roofs/gutters/downspouts: none.
- j. Siding or dry rot repairs: Beachside completed what's been assigned.
- k. Bat houses: tabled

### **New Business**

- a. #7636 #360 proposed flooring: OK with condition that proper installation of insulation for noise reduction.
- b. #254 and #335 unit condition: must be kept in clean and working order as per CC&R.
- c. Bike parking: will replace bike rack by 7628 with more capacity.
- d. Officers duties: to remove from agenda.
- e. Recording liens: none

**Next Meeting 7/12/18** at 6PM, at 7610 meeting room

Meeting adjourned at 7:30 PM

Submitted by: Matt Mora