

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

July 9, 2020 (6PM)

Meeting via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora

Homeowners present: Denise Cora Unit 109, Maily Moua Unit 217, Tamara Simmons Unit 127.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Cora, Unit 109: Checking in on gym progress.

Moua, Unit 217: Her tenant damaged their car on a piece of rebar sticking out on the carstop in the associations parking lot, wanted to know why board denied her previous request to have HOA pay for damages. Board explained HOA doesn't cover damage to personal items, that the owner of the vehicle should have insurance, and that it wasn't negligence by the association because they didn't know about the damaged carstop. Owner will seek legal advice.

Simmons Unit 127: New owner checking out meeting to see how things function.

Approval of Prior Meeting Minutes: Chris motioned to approve June 11th meeting minutes, Joe seconded. Unanimously approved. Special meeting minutes change June 17th to June 18th. Craig has issues with "Point C" on meeting minutes and wants to add "for an entire unit that isn't owner occupied". And "Point E" The phrase "*using the Unit as a primary residence for any 90 days*" is inconsistent as a 'primary residence' is defined as the primary location that a person inhabits. 90 days out of 365 does not equate to a primary residence. Howard moved to approve special meeting minutes with amendment to "Point C". Colin seconded. Unanimous approved.

Treasurer's Report

	June 2020	YTD
Total Income	\$65,575.00	\$398,453.03
Op. Expenses	24,326.88	166,430.65
Reserve Expenditures	71,740.00	416,633.17
Total Expenditures	96,066.88	583,063.82
Transfer to Op Reserve	17,696.21	64,392.77
Transfer from Op Reserve	-0-	14,148.00
Transfer to Reserve	27,204.33	163,225.98
Transfer from Reserve	40,000.00	290,000.00
Balance in Savings	\$2,483,089.01	
Due from Unit Owners	\$4,532.25	
Total Assets	\$ 2,492,621.26	

Operating Expenses are about 16%+ below on cash basis

Treasurer's Report unanimously accepted Chris moved to approve the Treasurers 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 Associations 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. Joe seconded. Unanimously approved.

Landscape: 7634 replanting in progress; repaired concrete staircase across from 7606 to upper parking lot the day after it was reported. Wants permission to have Action tree look at trees behind 7606, tree roots damaged staircase as well.

Vendors: Better antenna range at gate now. Action Roof installed Gutter Guard on 7620. Tropical Pools replaced signs.

Old Business:

- a. Updating Governing Docs: Board will have comments on Google Docs by next meeting
- b. 7632- Foundation work: can't enter units because of COVID 19.
- c. Sidewalk repair/replacement Siding or dry rot repairs: In progress.
- d. Carport fascias: Almost complete. Work tabled because of COVID 19
- e. Gym: Moving forward with architect
- f. #107- sewer line under living room: will have to periodically de root line from the Meeting Room toilet.

- g. Violations from walk around: Colin and Craig still need to meet about it.
- h. Fence: Added 2 more podacarpus to discourage climbing over.
- i. Gutter Guard: Colin moved to get quote on installing gutter guard on all remaining buildings. Joe seconded. Unanimous.
- j. Pool: add grout to shower area
- k. GWD to sealcoat asphalt after September. TBD

New Business

- a. Recording Liens: None

Summary of last month's Executive Session: discussion on waiving late charges.

Next Meeting 8/13/20 at 6PM, via zoom

Meeting adjourned at 8:35PM

Submitted by: Matt Mora, Scribe.