

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 9, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Neil Bruskin #345, Christine & Mauricio Cowles #231 , Vicki Hanes #248, Deborah Rodgers #242, Henry Calles #253.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Neil Bruskin: #345 HVAC install request. His daughter is the resident of the unit and has medical issues. HOA has specific restrictions in CC&R regarding Air conditioners. Board would need a doctor's note. Joe motioned to approve request subject to a Doctor note and that the unit be turned off between 10:00pm and 7:00am to comply with noise rules, and the unit will be removed and restored to original state if/when unit is sold or current resident moves out. Cathy seconded. Unanimously approved.

Christine & Mauricio Cowles: #231 Have a company and bought a van with business logo, this is a violation of CC&R. They are requesting permission to park it in the Grove parking lot as it will be their every-day use vehicle. Cathy motions to allow van for business/personal use and it must be parked in long term parking in phase 3. Joe seconded. Unanimously approved.

Vicki Hanes: #248 Requesting 2 new white vinyl windows with grids. Cathy motioned to allow to replace windows as long as they match specs. Howard seconded. Unanimously approved.

Deborah Rodgers: #242 Requesting for 3 new white vinyl windows with grids and 2 white vinyl sliders. Cathy motioned to allow replacement of windows and

sliders as long as they are same color and style. Howard seconded. Unanimously approved.

Henry Calles: #253 Debating bill of \$105 from Lenz Pest Control from fumigation for incorrect bagging. Assoc passed on cost to unit owner as fumigators had to re-bag for owner in order to fumigate building. After lengthy discussion, owner will reimburse Assoc.

Approval of Prior Meeting Minutes: Joe motioned to approve 7/12/18 minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Curbs and root barriers finished, bat houses coming, Elwood school area done.

Vendor Evaluation: Compliments to tropical pools cleaning more often and doing an overall better job.

Treasurer's Report

	July 2018	YTD
Total Income	\$64,622.38	\$467,195.37
Op. Expenses	26,070.72	187,804.94
Reserve Expenditures	13,815.00	49,694.19
Total Expenditures	39,885.72	237,499.13
Transfer to Reserve	24,771.66	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,503,519.41	
Due from Unit Owners	\$ 6,930.26	
Total Assets	\$ 2,515,449.67	

Operating Expenses are about 20%+ 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 7610 staircase light fixtures with lower wattage completed: OK for Blair Electric to do 7640 next.
- d. Parking lot concrete curb replacement and slurry seal by Ramsey: done with concrete curb. Seal coat next 2 weekends. LogMeIn parking lot available.

- e. Appointment of new board member: Joe motioned to appoint Chris Hall to be on board until annual meeting election. Cathy seconded. Unanimously approved..
- f. Sidewalk repair/replacement: none
- g. Roofs/gutters/downspouts: none
- h. Siding or dry rot repairs: none
- i. Bat houses: on the way
- j. Bike parking: nothing yet
- k. Front gate: Insurance carrier for vehicle that struck the gate will pay the repair of the gate structure (approx. \$6K).

New Business

- a. Using blowers by gardeners: Not feasible to use electric blowers, not as efficient as gas blowers.
- b. #253 Lenz charge: see above owners request.
- c. Commercial van: see above owners request.
- d. #345 HVAC: see above owners request.
- e. Recording liens: none

Next Meeting 9/13/18 at 6PM, at 7610 meeting room
Meeting adjourned at 7:30 PM

Submitted by: Matt Mora, scribe.