

**EUCALYPTUS GROVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 14, 2016 (6PM)  
7610 Hollister Ave., Goleta (Meeting Room)  
(Subject to Board's Approval)**

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

**Homeowners present:** None

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

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

**Owners Requests:**

None.

**Approval of Prior Meeting Minutes** Joe Motioned to approve the prior minutes (6/9/16) Jaime seconded. Unanimous.

**Treasurer's Report**

	<b>June 2016</b>	<b>YTD</b>
Total Income	\$65,410.00	\$394,072.96
Op. Expenses	22,807.93	174,905.28
Reserve Expenditures	0.00	2,830.00
Total Expenditures	22,807.93	177,735.28
Transfer to Reserve	42,602.07	215,111.68
Transfer from Reserve	0.00	1,877.00
Balance in Savings	\$ 2,185,443.62	
Due from Unit Owners	\$ 17,052.05	
Total Assets	\$ 2,207,495.67	

Operating Expenses are about 9%+ under on cash basis

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

**Landscape Report:** Continuing with regular maintenance. Action Tree Care used \$3,750.00 of their \$4,000.00 budget but need another three days at least to complete work throughout complex. Board voted on a motion to allocate another \$4,000.00 to continue tree work. Howard motioned, Jaime seconded motion. Unanimous approved. Joe also shared that work on doggie/smoking

station to be completed this month. Joe brought in a proposal from enviroscaping to add to the landscape improvements at 7620 and 7632 for \$2,380.00. Cathy motioned to accept the proposal for landscape improvements, Jaime seconded. Joe abstained. Unanimous.

**Vendor Evaluation:**

-Pool overflowing, handle left on. Raccoon opened valve when standing on it.

**Old Business:**

- a. Updating governing documents: Board to make individual “wish list” to be reviewed next meeting.
- b. Front Gate system: Management suggested, for a fresh start, to issue all new clickers and cards at no direct cost to individuals. Board voted to continue to use existing cards & clickers. Individuals can exchange for new if their existing cards or clickers have unreadable numbers. Management will work on data spreadsheet.
- c. #335 siding and landing repair - scheduled for next month.
- d. Bike rack purging 6/20/16-bikes successfully purged. OK to donate abandoned or unclaimed bikes to charity.
- e. Asphalt bids - tabled for next year
- f. 7628 #117 Packed unit-waiting for County Vector Control inspection.
- g. Receipts from slab leak - still nothing from #254.

**New Business**

- a. Wood repairs- none at this time.
- b. Enviroscaping contract renewal- Cathy motioned, Howard seconded. Joe abstained. Unanimous approved.
- c. Recording liens: none.

**Next Meeting 8/11/16** at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 8:08 PM

Submitted by Matt Mora, Scribe.