

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

July 11, 2019 (6PM)

**7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

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

Homeowners present: Howard Lange #348; Neil & Kate Vanderwoude #306.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Howard Lange: #348 Howard moved to reopen the car wash now that the drought is officially over. Colin seconded. Passed 3-1 with Chris voting no.

N. & K. Vanderwoude: #306 asked for permission to install hard floors in kitchen area. See under New Business.

Approval of Prior Meeting Minutes (6/13/19) Chris moved to accept prior meeting minutes. Joe seconded. Unanimous.

Landscape Report: Regular maintenance. Discovered more syringes in phase 3. Metallic balloons from outside source hit power line and caused small fire outside gate. Jose going around and marking dry rot areas for repair. Joe wants permission to walk around with Action Tree to target tree trimming. Permission granted.

Vendor Evaluation: Commend Joe and Jose for putting out fire caused by balloons.

Treasurer's Report

	June 2019	YTD
Total Income	\$65,300.00	\$396,070.00
Op. Expenses	27,305.62	177,856.97
Reserve Expenditures	285.00	90,513.01
Total Expenditures	27,590.62	268,369.98
Transfer to Op Reserve	35,536.30	124,543.02

Transfer from Op Reserve	0.00	7,903.00
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,691,578.35	
Due from Unit Owners	\$ 5,529.35	
Total Assets	\$ 2,702,107.70	

Operating Expenses are about 14.4%+ below on cash basis

Treasurer's Report unanimously accepted Joe 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. Colin seconded. Unanimously passed.

Old Business:

- a. Updating governing documents: Joe moved to accept Adam Sterlings "premium plan" for \$6,800 with additional restatement charges (\$1,140 - \$1,710). Howard seconded. Unanimous.
- b. 7606 foundation work by Carter Const. approx \$80k+ releveled effects, foundation to be done, 7632 #245, #247, #248 sloping floors: 7606 Done. 7632 in progress. Chris moved to allow unit 310 to use own painting contractor to repair damage for total of \$3,800. Joe seconded. Unanimous
- c. Building staircase light fixture replacement: in progress.
- d. Sidewalk repair/replacement: ongoing.
- e. Roofs: to be checked after fumigation.
- f. Gutters/ downspout: Ongoing. Progress pay when finishes current buildings
- g. Siding or dry rot repair. Ongoing.
- h. Parking lot lights and lighting: replaced bulbs
- i. Fumigation by Lenz 7602 7/22/19 and 7606 7/23/19: waiting on owners to sign authorization papers.
- j. Carport fascias: Andy Vineyard on vacation.
- k. Parking policy and oversized vehicles: still oversized vehicles parking.
- l. Re labeling water meter lids: Affordable Painting has not begun.
- m. Gym update/ survey: Ongoing. Numerous responses received by Colin. Further discussion next month.
- n. Leak in #130. Insurance handling.

New Business

- a. #306 new flooring: owners requesting permission to install luxury hard floor in kitchen area. Joe moved to accept new flooring as long as proper insulation is done. Howard seconded. Unanimously approved.
- b. #352 new window and slider. No show.
- c. A/C policy: Not allowed at this time.
- d. Recording liens: none

Board met in Executive Session re potential litigation.

Next Meeting 8/8/19 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora, Scribe.