

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 13, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Ashley S. #221, Karen M. #259, Bill R. #351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Concerns about tenant (7640 #264) erratic behavior possible endangerment issue. Unit Owner has notified Association that tenant is getting medical attention. Board will continue to convey to owner (who lives in unit) he should consider not renewing lease or terminate lease.

Ashley: FEMA classified her unit as high flood risk. It's a mistake from a misprinted map. Owner needs to get elevation certificate from Association. Assoc has reached out to County Flood Control but has yet to receive answer.

Bill: LED lights for staircases too bright. Board told him they have switched to lower watt and lower lumens LED

Approval of Prior Meeting Minutes: Joe motioned to approve 11/18/18 minutes as prepared, Chris seconded. Unanimous.

Landscape Report: Maintenance, started drip conversion project behind 7628. Jose finding syringes around phase 3.

Annual treatment of euc trees: Cathy motioned & Joe seconded for SB Pest to fertilize and treat about 125 euc trees for \$3,200. Unanimously approved.

Vendor Evaluation: Gutter cleaner doing job? Yes. Pool gates working well now. Tristen found pump leak 11/20/18 right after it had been serviced.

Treasurer's Report

	Nov 2018	YTD
Total Income	\$65,685.00	\$732,062.23
Op. Expenses	113,658.32	380,719.52
Reserve Expenditures	26,458.00	125,300.79
Total Expenditures	140,116.57	506,020.31
Trans to Op Reserve	9,174.68	86,345.68
Trans from Op Reserve	90,000.00	90,000.00
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,510,585.82	
Due from Unit Owners	\$ 6,977.84	
Total Assets	\$ 2,522,563.66	

Operating Expenses are about 14%+ below on cash basis

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

Old Business:

- a. Updating the governing docs: In progress
- b. 7606- Foundation work: soils reports received by Carter Construction; waiting for structural engineer to draw up plans for City review.
- c. Building staircase light fixtures lower wattage to be complete: 7638, 7602, 7606, 7620, 7624, 7626, 7628, 7630, 7634, 7636 in progress.
- d. Sidewalk repair/replacement: on going.
- e. Roofs/gutters/downspouts: in progress.
- f. Siding or dry rot repairs: #264, #352, bridge, #261 & #361 in progress.
- g. Bike parking: in progress
- h. Front gate: Cathy motioned to change gate entry code to #1121 effective Feb 4, 2019, unanimously approved.
- i. A/C units visible from common area: 203 removed, 307 removed.
- j. Annual meeting 1/10/19 at 6PM at Goleta Valley Com Center.

New Business

- a. South Coast HOA newsletter: Annual law meeting next month.
- b. Flood Zone Map: waiting to hear from County Flood Control.
- c. Assoc received insurance policies.
- d. Recording liens: none.

Summary of last month's Executive Session: Tenant's behavior; Fine levied on one unit for guest trespassing.

Next Meeting 1/10/19 at 6PM, at GV Com Center.

Meeting adjourned at 7:35 PM

Submitted by: Matt Mora, Scribe.