

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 11, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:04 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Cathy Leyva

Joe Mora

Also in attendance:

Mr. Calles (unit 253)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Mr. Calles (unit 253) discussed trimming back the **landscaping** near "end" **parking spaces** in Phase I to provide better access for passengers leaving and entering their vehicles. Joe M. agreed to look into the situation and provide a solution.

Meeting Minutes: The **August Board Meeting minutes** (8/14/14) were **approved** with the following correction: (Walther, handrail) The Board approved the installation of the handrail, subject to further reviews, if needed.

Treasurer's Report:

	August 2014	YTD
Total Income	68,343.29	540,469.44
Operating Expenditures	22,348.90	234,488.50
Reserve Expenditures	4,120.00	10,620.00
Total Expenditures	26,468.90	245,108.50
Transfer to Reserve	41,874.39	295,307.94
Transfer from Reserve	0.00	64.00
Total in Savings	1,536,914.74	
Total Assets	1,573,954.93	

James N. reported Operating Expenses are approximately 10% below budget schedule. The August Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus Action Tree Care trimming completed; water leak at 7628 repaired; drip conversion of irrigation system and landscape renovation at bldg. 7620 completed; sink hole by staircase between buildings 7632 and

7634 will be looked at and remedied by Joe M.; tree roots lifting sidewalk near unit 247 – tree removal and sidewalk replacement **approved** by the Board (Joe M. abstained).

Old Business

- **Pool security patrol:** Board discussed and approved extending current patrol for an additional month (through end of October '14).
- **Handrail bids (re unit 125):** James N. reported bids received. Board approved bid from Atlas Fence for \$1,400 with Cathy L. and Howard L. abstaining.
- **Resident Guidelines:** Board discussed, reviewed comments (feedback) received from Homeowners on draft, including: penalty for aggressive (nuisance) dogs, pet registration, prohibited breeds, spay neutering requirement; motorcycle parking; willful damage to Grove property. Board will individually review and make final determination prior to releasing guidelines.

No other Old Business

New Business

- **Concrete patches:** Board discussed a suggestion from a homeowner to correct the color mismatch with some concrete (sidewalk) repairs. Board determined this was not a readily solvable or necessary fix – no action taken.
- **Executive session summary from last month:** Small Claims and litigation

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:43 pm.

The next Board meeting is scheduled for Thursday, October 9, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe