

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 10, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Howard Lange.
Absent board members were: Cathy Leyva and Gia Ippolito.

Homeowners present: Arnulfo N. #340 and Valerie D. #219,
Tenants: Wendy W. & Cody D. from #343; Kenny D. from #242;

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Valerie D. #219: Asked the board to install a handicap sidewalk ramp by the gym and pedestrian gate, Howard moved to install the handicap ramp to accommodate and Joe seconded. Unanimously approved. She also asked to have at least two feet of space on each side of the speed bumps for easier access for handicap scooter and wheelchairs. Howard motioned to make all bumps have a two foot gap for handicap chair access, a discussion followed that considered whether a gap was needed at all bumps and necessarily on both sides. Howard motioned to have a board member (Craig) work with Ramsey Asphalt to see what options would be best to implement this access. Joe seconded. Unanimously approved.

Kenny D. #242: See New Business re dispute.

Approval of Prior Meeting Minutes (7/13/17) Joe motioned to approve the prior minutes. Howard seconded. Unanimous

Landscape Report: More maintenance, concrete done around 7624 and 7626 and pool area. Someone pulled off vanity doors in the gym bathroom. People stealing toilet paper from gym bathroom as well, Service Master not locking TP in the dispenser. Someone using pool before hours.

Vendor Evaluation: Pool shower fixed but took a long time, looks good but needs to be painted. Service Master not replacing soap at pool or gym. Tropical pool replaced broken drain cover thanks to Ruth and Tropical Pool.

Treasurer's Report

	July 2017	YTD
Total Income	\$62,860.00	\$466,430.46
Op. Expenses	27,833.61	204,162.25
Reserve Expenditures	0.00	4,050.00
Total Expenditures	27,833.61	208,212.25
Transfer to Reserve	35,026.39	256,715.21
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,535,992.23	
Due from Unit Owners	\$ 16,469.58	
Total Assets	\$ 2,557,461.81	

Operating Expenses are about 13%+ below on cash basis

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

Old Business:

- a. Updating governing documents: in progress.
- b. Asphalt project with Ramsey: in progress.
- c. 7632 #347-front door: owner is having Beachside replace it.
- d. Sidewalk repair/replacement: another proposal forthcoming.
- e. Roofs/gutters/downspouts: investigating new company, looking into mesh to cover gutters from leaves.
- f. Siding repairs: ongoing.
- g. Leak from #354 to #254: no contact; owner not responding.
- h. #209 kitchen floor: Joe motioned to allow Don from Beachside to subcontract structural engineer to investigate problem. Howard seconded. Unanimously approved.
- i. Leak in #235 from own kitchen faucet (ins claim) no show.
- j. Bat Houses: ongoing research.
- k. Leak #118 from common drain pipe: Assoc responsible for pipe replacement & patch drywall; homeowner insurance should cover the rest.

New Business

- a. #222 patio: cleaned up.
- b. Treadmill for gym: James authorized to purchase new one from Mark's Fitness for \$4,860.61.

- c. #343 & #243 dispute: Board listened to owner of #242 and tenants of #343 re issues with tenants in #243.
- d. Front gate loop & conduits to light fixtures during asphalt project: Enviroscaping authorized to lay new electrical conduits on a T&M basis; asphalt removal may also damage front gate exit car loops, Consolidated door authorized to make the repair.
- e. Website: Keep a max of 3 years info on website.
- f. Recording liens: 107, 210, 366 Joe motioned that if they don't pay by the end of the month to record a lien. Craig seconded. Unanimous approved.

Next Meeting 9/14/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora