

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, FEBRUARY 11, 2021 (6PM) VIA ZOOM

<https://ucsb.zoom.us/j/95672538616?pwd=N08wMDhEdDBpUGE1eXYybXB3cmw3Zz09>

Meeting ID: 956 7253 8616

Passcode: 71139

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES (1/14/21)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 3.3+% under budget thru end of last month on cash basis

Res. Expenditures for last month: Painting & dry rot repair

Motion to approve the Treasurer's 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 Association's 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 as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment of trees

Vendor Evaluation

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Dry rot repair & painting and approval/ratification of proposals & invoices
- b. Updating the governing documents with Stirling-Adams; Amendment to lower from 75% to 50% passed; Signed doc sent to atty for recording.
- c. 7632 foundation work re : #245, 247, 248 sloping floor
- d. Repairs: DG paths, Sidewalk; Roofs; Siding or dry rot repairs
- e. Carport Fascias complete by Vineyard
- f. Gym - update / Survey / Repairs / Remodel & Pool status
- g. Parking lot post lamp light fixtures
- h. Address signs; pathways & signs

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Cox Cable & face plate (CS)
- b. #135 – new slider, front door, window (KR)
- c. #325 – home renovation (LP)
- d. Balcony inspection (CH)
- e. Board's email address used & roofs & gutters (BR)
- f. Meeting procedures (HL)
- g. Pool coordinator position
- h. Recording liens
- i. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 3/11/21 @ 6PM via Zoom or 7610 Hollister, Meeting Room)

egagenda.doc 2/8/21

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email: jamesn@bartlein.com