

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 14, 2021 (6PM)**  
**Via Zoom.com**  
**(Subject to Board's Approval)**

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

**Homeowners present:** Colin Smith #318

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:09PM

**Owners Requests:**

Colin S: Wants to install rolling gate at top of stairs. Board brought up issue with possible barricading and/or blocking the entry for emergency personnel. Needs to present an accurate drawing for board to consider. Also requested a “roll-up screen door” for his front door. Joe moved to approve the screen door. Howard seconded. Unanimous with Colin abstaining.

**Approval of Prior Meeting Minutes:** Colin moved to accept prior meeting minutes with change of “Howard moved to re-elect officers and elect Colin as President” Also correct misspelling of “Coloin” to Colin. Chris seconded. Unanimous.

**Vendor:** Thanks to Matt for adding cover to Sauna light.

**Landscape Report:** 7620 Creek conversion in progress. Regular Maintenance ongoing.

**Treasurer's Report**

	<b>Sept 21</b>	<b>YTD</b>
Total Income	\$70,648.09	\$629,458.72
Op. Expenses	27,014.12	241,053.15
Reserve Expenditures	9,279.04	153,139.59
Total Expenditures	36,293.16	394,192.74
Transfer to Op Reserve	(34,354.93)	(233,174.98)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,413,322.04	
Due from Unit Owners	\$ 3,551.03	
Total Assets	\$ 2,421,873.07	

Operating Expenses are about 27.5%+ below on cash basis  
Treasurer's Report unanimously accepted (Chris moved & Colin seconded) Chris 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 as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimous

### **Old Business:**

- a. Dry rot repair and approval/ratification of invoices/proposals: Tabled
- b. Updating governing docs: Joe moved to send (CC&R's) documents to Adams Sterling. Colin Seconded. Howard, Craig, Joe Yes vote. Colin No. Chris abstained.
- c. 7632 foundation work: in progress
- d. Repairs DG pathway, sidewalks: None
- e. Gym: Gym in progress
- f. Pool facilities & COVID: Tabled
- g. Address signs: tabled
- h. EV charging: Tabled

### **New Business**

- a. Draft of Proposed Budget: Chris moved to approve annual budget with revisions and increase \$10 to monthly fees. Craig seconded. Lengthy discussion. Unanimous.
- b. Appt Inspector of Elections, Annual Meeting 1/13/21: Tabled
- c. Committees: Revision of fine schedule: Tabled
- d. #113 screen and front door: tabled for screen. Colin moved to approve proposed front door. Joe seconded. Unanimous.
- e. Covers for vehicles: tabled
- f. Book exchange: tabled
- g. Gutter and roof cleaning: Tabled
- h. Communication: Tabled
- i. #337 water softener: Tabled no show
- j. Recording liens: none

**Summary of previous executive session:** noise & disturbing the peace.

**Next Meeting 11/11/21** at 6PM, Via Zoom.com

Meeting adjourned at 8:08PM. Submitted by: Matt Mora