

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 08, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Rosalba Guillen of unit 330.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:05PM

Owners Requests:

Cathy: Kids playing in street/parking lot, which is unsafe. They are destroying the plants and there is no parental supervision.

Unit 330 (Ms. Guillen): Bats above balcony. Board told unit owner they are aware of the bats and are already working on trying to get holes blocked. Home Roofing was assigned the work. Also looking to get bats to nest in trees and not in the walls of the units because bats are essential for bug control on property.

Unit 356 (Ms. Arkin): Email received from owner re pipe extension of soft water directed into the Assoc surface drain.

Approval of Prior Meeting Minutes Joe motioned to approve the May 11, 2017, minutes. Howard seconded. Unanimously approved.

Landscape Report: More maintenance, Action tree finished the tree trimming around the complex; pouring and repairing of concrete sidewalks in progress. Mysterious leak in unit 118 being investigated.

Vendor Evaluation: Pool and Jacuzzi light out again and will be replaced. Security issue: someone is using the pool after hours. Joe motioned to purchase 8 new pool chaise lounge chairs to replace the old white pool chairs. Cathy seconded, Unanimously approved.

Treasurer's Report

	May 2017	YTD
Total Income	\$71,406.30	\$338,030.46
Op. Expenses	33,211.97	153,390.14
Reserve Expenditures	0.00	1,550.00
Total Expenditures	33,211.97	154,940.14
Transfer to Reserve	38,194.33	181,587.32
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,457,773.11	
Due from Unit Owners	\$ 14,914.82	
Total Assets	\$ 2,477,687.93	

Operating Expenses are about 8%+ below budget on cash basis thru end of month.
Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: per owners, it will be replaced, owners will be invited to attend next board meeting.
- c. Sidewalk repair: ongoing
- d. Roofs/Gutters: nothing new.
- e. Siding repairs pending weather #335 and balcony deck and trim at #321: waiting on Beachside.
- f. Asphalt: Howard motioned to have Craig and Joe to meet with GPM and Ramsey to clarify bids and authorized them to choose contractor (for removal and replacement of asphalt) and to report at next month meeting.
- g. Leak from 354 to 254: Cathy motioned to contact county health to check #254 for possible presence of mold. Howard seconded. Unanimously approved.
- h. Marborg to drop off large dumpster by 7606 from 6/9/17 to 6/26/17 for residents to discard large/bulky items.

New Business

- a. #125 trellis and plants at front porch: James instructed to ask owners to remove trellis.
- b. AC request by #315: Board denied request due to concerns over holes in the siding and noise level which will affect neighbors. AC in window #344 has been removed:
- c. #239 opening siding to repair cable for internet: Joe motioned to ask COX Cable to run cable in crawl space if not then beachside will remove siding

and unit owner to pay for all related costs. Cathy seconded. Unanimously approved.

- d. Sewer lines repaired, major roots in manholes cleared.
- e. Recording liens: none

Summary of executive session held last month: review of board candidates and appointing new board member.

Next Meeting 7/13/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora