

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 8, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Michelle Burmeister, owner of 7630 unit #120.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Michelle B. : #120 noticed landscaping around 7630 looking a little sparse. Board explained still in process of re-landscaping property. Also wanted to know what the process for interior changes to units was. Needs to come to board for permission with proposal if it's a structural, electrical, or plumbing change.

Approval of Prior Meeting Minutes Joe moved to accept prior meeting minutes. Howard seconded. Unanimous.

Landscape Report: Regular maintenance. Car wash area reopened; two of the 3 sidewalks done; 7640 creek conversion in progress. Sheriff contacted for drug paraphernalia found .

Vendor Evaluation Exterior lights look great; gate issue being resolved hopefully with Frontier; gutters by Action Roof doing a great job.

Treasurer's Report

	July 2019	YTD
Total Income	\$65,256.00	\$461,362.00
Op. Expenses	46,432.94	224,289.91
Reserve Expenditures	24,406.00	114,919.01
Total Expenditures	70,838.94	339,208.92
Transfer to Op Reserve	24,417.06	148,960.08
Transfer from Op Reserve	0.00	0.00
Balance in Savings	\$ 2,690,570.05	
Due from Unit Owners	\$ 5,987.52	
Total Assets	\$ 2,701,557.57	

Operating Expenses are about 14.4%+ below on cash basis

Treasurer's Report unanimously accepted. Joe 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. Colin seconded. Unanimously approved.

Old Business:

- a. Updating governing documents: special board meeting 8/26/19, at 3:30PM, at 7610 Meeting Room to solely discuss topic.
- b. 7606 foundation work completed by Carter Const. approx \$80k+ releveling effects, Foundation to be done, 7632 #245, #247, #248 sloping floors:
- c. Building staircase light fixture replacement: only 4 fixtures left. Blair electric is working with supplier.
- d. Sidewalk repair/replacement: ongoing
- e. Roofs: to be checked after all the gutters are installed since gutter installers had to walk on roofs.
- f. Gutters/ downspout: Ongoing. To be finished next week.
- g. Siding or dry rot repair. Ongoing
- h. Carports fascias: Andy Vineyard authorized to do the carports between 7606 & 7610 for Board to review work.
- i. Parking policy and oversized vehicles: oversized vehicles parking to be addressed in new CC&R.
- j. Re labeling water meter lids: Affordable to do.
- k. Gym update/ survey: Ongoing. Colin to meet with Beachside to consider expanding gym into current gardener's storage area.
- l. Leak #130. Insurance handling.

New Business

- a. #352 new window and slider. No show.
- b. A/C policy: Not allowed. To be discussed in new CC&R's.
- c. Recording liens: none

Next Meeting 9/12/19 at 6PM, at 7610 meeting room. Special board meeting to discuss new gov docs planned for 8/26/19 at 3:30PM.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora