

Eucalyptus Grove Homeowners Association Annual Membership Meeting

January 11, 2007

Minutes

(Subject to membership's approval)

The meeting was held in Room 1 of the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Mike Ashby, called the meeting to order at 6:00 pm.

Board Members present:

Mike Ashby, Cathy Leyva, Craig Nicholson, Arthur Munoz, and Todd Matson.

Also in attendance: Bob Bartlein, James Nguyen—Bartlein & Company, Inc.

Bill Bold--Scribe

Roll Call

A total of 67 units were represented in person or by proxy (90 were needed).

A quorum was not achieved.

The Association members present elected to proceed, with this "unofficial" meeting.

The adjourned meeting is rescheduled for Thursday, February 8, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2006.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$690,419.23
Operating Expenses	413,317.39
Res. Expenditures	538,809.74
Total Expenditures	952,127.13
Reserve Total	261,206.32

As of 12/31/06, the Association Reserve is 36.4% fully funded.

The Treasurer's Report was **accepted** as presented.

Board President, Mike Ashby, introduced the Board and presented a short report on the Board's 2006 activities including siding repair work and comments on homeowner involvement in Association affairs.

Election of Board

Bob Bartlein gave a summary of new Board election procedures in line with changes in California law and in accordance with procedures approved by the Board. Sitting Board Members Mike Ashby and Craig Nicholson acknowledged their two-year **term** on the Board had now **concluded**. M. Ashby requested exclusion from re-nomination.

The following Association members were **nominated** to serve a two-year term on the Board: Marco Innocenti, Craig Nicholson, and Carmen Zuk.

Cumulative voting was requested by a Homeowner in attendance. Association members will vote by secret ballot; ballots returned to the Association through the mail.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2006.

The membership officially thanked the Board Members for their dedication and hard work volunteered to the Association.

Topics of Discussion included:

- Non-reported renters and the Residency By-law;
- Naming Director of Elections (Director- Ms. E. Medina, assistant- Ms. C. Hall);
- Gardener's excellent work at the Grove; collection for a “Thank You” gift, organized by Ms. M. Granger;
- Unit's exterior housekeeping (Homeowner's responsibilities);
- Garbage left outside of the dumpsters;
- Earthquake insurance

Adjournment

The **2007 Annual Meeting** was adjourned at 7:48 pm.

Written and submitted by Bill Bold.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 11, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Mike Ashby, called the meeting to order at 7:48 pm. The meeting was held at the Goleta Valley Community Center, Room 1, 5679 Hollister Ave., Goleta.

Also in attendance were:

Cathy Leyva, Todd Melson, Arthur Munoz, Craig Nicholson, (All Board Members present),

James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

James N. distributed the "**Statement of Information**" regarding Bartlein & Co., Inc. to the Board members.

The Board approved **lien recording** on units 106 and 206.

The Board discussed the request for permission to dig a **trench** and bury a new (TV) cable in the common area near the south end of building 7634 for unit 125. The Board decreed authorization contingent on additional information from the requestor and Cox Cable.

The Board approved payment of **attorney fees** totaling \$2,650.00 (re: siding restitution and legal proceedings, unit 254).

The **meeting** for Board election **ballot counting** will be held Feb. 22, 2007, at 6:00 pm in the Meeting Room, 7610 Hollister Ave., Goleta.

The Board asked for **statements / bios** from the Board candidates (1/2 page max.) to be received by Jan. 17 for inclusion in ballot package to be sent to homeowners.

The January meeting was **adjourned** at 8:24PM

The next Board meeting is scheduled for **Thursday, February 8, 2007 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held on the 2nd Thursday of the month, at 6PM, in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners **Adjourned Annual Meeting**

February 8, 2007

Minutes

(Subject to Homeowner's approval)

Board President, Mike Ashby, called the meeting to order at 6:04 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta.

Board Members present:

Cathy Leyva

Craig Nicholson

Arthur Nunez

Todd Matson

(All Board Members present)

Also in attendance:

James Nguyen--Bartlein and Co.

Bill Bold--Scribe

Roll Call

A total of 61 units were represented in person or by proxy.

Proof of Notice

All owners of record were sent Notice of Meeting on January 19, 2007.

Old Business

The Board ratified the actions taken at the Jan. 11, 2007 meeting.

Adjournment

The meeting was adjourned at 6:05PM.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 8, 2007

Minutes

(Subject to Board of Director's Approval)

Board President, Mike Ashby, called the meeting to order at 6:05 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Cathy Leyva, Todd Matson, Arthur Munoz, Craig Nicholson, (All Board Members present), Jon Jackson (unit 115), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Request by Owners in Attendance

Mr. Jackson (115) noted a "School" traffic sign on Hollister Ave. had fallen over the **perimeter fence**, and two sections of the wall along Hollister Ave. were in critical condition. This Board will discuss this issue under "Old Business".

Ms. Lange (unit 110), asked for a **tree** to be **planted** where an overgrown tree was recently removed. The Board will direct Progressive Landscaping to contact Ms. Lange on this issue.

The **December 14th** and **January 11th, 2007** **Board Meeting minutes** were reviewed and **approved**.

January 2007 Treasurer's Report:

Total Income	\$62,487.08	YTD \$62,487.08
Total Expenditures	23,669.61	YTD 23,669.61
Transfer to Reserve	38,817.47	
Total Assets	\$310,810.17	Total in savings \$296,165.58

Year-to-date Operating Expenses (as of 1/31/07) are at 4.4% of budget allotment.

The January Treasurer's Report was **accepted** as presented.

The Board discussed the status of the **siding CAS**. Ms. Mason has resigned from her duties. Todd M. and Arthur N. will now take up this matter and advise the Board on possible courses of action. Offer from Forestex for around \$13K was reviewed and not accepted at this point. Arthur N. will speak with a legal firm in Sacramento about possibly working on a contingency basis.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.);
- Quote for repair of the **boundary wall** along Hollister Ave (\$29,808); Repair **Approved**;
- **Carport roof** repair – Board requested 2nd bid for carport by 7632; roof & fascia were damaged due to fallen branch.
- Building **fumigation** scheduling (7640 – first week May, 7636 – 2nd week May);

- Association received \$800 from owner of #214 as **reimbursement** for damages due to washing machine leak.
- Unauthorized **TV cable** on exterior of bldg. at unit 125 - Resolved, cable run restored to original configuration. Trustee of unit, John Walther, reported that no trenching or further rewiring is needed.
- M. Ashby will watch for signs of **runoff** from the Raytheon property in the dry season;
- **Bridge** dry rot repair – awaiting response from Ramstrum Construction regarding reimbursement.;
- The Board approved painting the three recently replaced common **exterior doors** (7610 Meeting Room, and 7630 Storage Unit & Utility closet).
- No other Old Business.

New Business

- The Board discussed the items contained in a **letter** to the Board from Ms Jasso (unit 328). As a result, M. Ashby will draft a **sign** for the **trash enclosures**, and Kathy L. will check the hours of operation of **leaf blowers**.
- The Board discussed implementing a satellite-monitored **irrigation system**, Mike A. will update the Board;
- The Board briefly discussed the status of a handicap parking space in Phase III;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The December meeting was **adjourned** at 7:58 pm.

The next Board meeting is scheduled for **Thursday, Mar. 8, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold.

Eucalyptus Grove Homeowners Association

Continued Meeting

February 22, 2007

Minutes

(Subject to Membership's approval)

Board President, Mike Ashby, called the meeting to order at 6:01 pm. The meeting was held at the Meeting Room at 7610 Hollister Ave., Goleta.

Also in attendance were:

Cathy Leyva, Todd Matson, Arthur Munoz, Craig Nicholson, (All Board Members present), Eileen Medina and her son, Bill Rauch, Chris Hall; James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Proof of Notice:

Notices were sent out to all owners of record on January 19, 2007, and February 2, 2007.

Inspector of Election & Assistant

Eileen Medina had volunteered at the Annual Meeting to be the Inspector of Election. Chris Hall was chosen as her assistant. Since Chris was running late, Bill Rauch volunteered and was appointed as the assistant to the Inspector of Election.

Counting of ballots

There were 94 ballots returned to the Association. However 6 did not sign on the outer envelope. The Board voted not to open them unless they would make a difference. Eileen and Bill counted and verified their count. The results are as follows:

MARCO INNOCENTI:	60
CRAIG NICHOLSON:	82
CARMEN ZUK:	31

Since the 6 unsigned envelopes, containing maximum 12 votes, would not have made a difference, the Board left them unopened and uncounted.

The continued meeting was **adjourned** at 6:45PM

The next Board meeting is scheduled for **Thursday, March 8, 2007 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held on the 2nd Thursday of the month, at 6PM, in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 8, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:05 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Arthur Munoz, Craig Nicholson, (All Board Members present), Mr. Jackson (unit 115), Mr. Ashby (unit 114), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Election of Board Officers

The Board elected the following officers:

President – Todd Matson
1st Vice President – Arthur Munoz
2nd Vice President – Marco Innocenti
Secretary – Cathy Leyva
Treasurer – Craig Nicholson

The Feb. 8, 2007 **Board Meeting minutes** were reviewed and **approved**.

February Treasurer's Report:

		YTD
Total Income	\$61,143.42	\$123,630.50
Operating Expenses	26,356.62	\$ 50,026.23
Reserve Expenses	59,989.77	\$ 59,989.77
Total Expenditures	86,346.39	\$110,016.00
Transfer to Reserve	9,797.03	
Transfer from Reserve	35,000.00	
Total in Savings	\$272,037.87	

Year-to-date Operating Expenses (as of 2/28/07) are at 7.3% below budget allotment. The **February** Treasurer's Report was **accepted** as presented. The Board approved **transferring** \$50,000.00 from the Community West Bank Money Market account into a CDARS account at Community West Bank for 6 months, and **renewing** the CDARS account, maturing on 3/29/07, at Community West Bank for another 90 days. Todd Matson signed the Grove tax return form and the Board signed the required Bank Signature cards. The audited financial statement was distributed to the board.

The Board discussed **Landscaping** items:

Satellite monitored watering system; Progressive advised against installation;
New tree planting;
Approval of "quieter" leaf blowers by Progressive;
Removal of vines on perimeter fence prior to replace fence along Hollister.

These issues required no new action by the Board, at this time.

The Board discussed the status of the **siding CAS**. Arthur M. will seek the services of Koeller, Nebeker, Carlson and Haluck, LLP for a no-cost legal analysis of the case, as approved by the Board; files to be forwarded to KNC&H. Arthur has a friend that is an attorney on staff at KNC&H. Arthur will obtain the files from Mary Mason.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.);
- Quote for repair of the **carport roof** (bldg. 7632); Repair for fascia (only) **approved** (Sea View Constr. -- \$600.00);
- **Bridge** dry rot repair –Ramstrum Constr. will respond in April;
- The Board **approved** sending a reminder letter requesting **patio cleanup** to the owner of unit 254, including an invitation to discuss the issue with the Board at the next meeting;
- The Board **approved** recording a lien on unit 130 for non-payment of Association dues;
- James N. will seek maintenance bid from Consolidated for auto **gate** entry/exit system;
- Mr. Ashby (unit 114) will draft an information **sign** for the **trash enclosures**; issue tabled until April meeting;
- The Board discussed items on the pool and sauna operational/maintenance status;
- No other Old Business.

New Business

- The Board discussed the status of the **Exercise Room equipment, approved** acceptance of an elliptical trainer offered by a Grove resident, and the possibility of circulating an Exercise Room usage survey.
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The March meeting was **adjourned** at 7:21 pm.

The next Board meeting is scheduled for **Thursday, Apr. 12, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 12, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:08 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Craig Nicholson, (Arthur Munoz was absent), Mr. Ashby (unit 114), Mr. Jackson (unit 115), Ms. Gross (unit 332), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. Ashby (114) discussed auto gate malfunctions, Guideline revision and exterior lights on during the day at buildings 7602 and 7620 with the Board.

Ms. Gross discussed the pool maintenance schedule and availability of the chemical testing log for the pool and Jacuzzi.

The March 8, 2007 **Board Meeting minutes** were reviewed and **approved**.

March Treasurer's Report:

		YTD
Total Income	\$58,463.00	\$182,093.50
Operating Expenses	27,032.48	\$ 77,058.71
Reserve Expenditures	59,989.77	\$ 74,893.77
Total Expenditures	41,936.48	\$151,952.48
Transfer to Reserve	7,963.52	
Transfer from Reserve	0	
Total in Savings	\$298,300.74	

Year-to-date Operating Expenses (as of 3/31/07) are 10% below budget allotment.

The **March** Treasurer's Report was **accepted** as presented.

J. Nguyen delivered the **earthquake policy** and returned the 2006 Treasurer's packets to the Board. In answer to a Board question, Mr. Nguyen reported the **roof gutters** are cleaned 4 times a year at \$1,000+ per cleaning.

The Board discussed a monthly **fee** increase (11%, to \$5,085) submitted by **Progressive Landscaping** and approved the increase effective 5/1/07. C. Nicholson asked the status of tree replacement.

The Board briefly discussed the status of the **siding CAS** and read an email update on the issue from A. Munoz; Koeller, Nebeker, Carlson and Haluck, LLP are studying the case.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.);
- The Board requested a summary of **dry rot** completed and not yet started from J. Nguyen;

- Reminder letters for building **fumigation** (7640 and 7636) have been and will be sent to owners and residents; Board signed releases for shrubs and roofs ;
- Approved a bid from Consolidated for **auto gate** maintenance at \$231 per quarter-annual visits and to use them for repairs from 5/1/07 forward;
- M. Ashby will forward drafts of **trash enclosure** notice **signs** to the Board;
- **Bridge** dry rot repair reimbursement –Ramstrum Constr. will respond in May;
- **Patio** at unit 254 shows no improvement after two letters have been sent to the owner;
- No other Old Business.

New Business

- The Board discussed publicizing and implementing a new **parking policy**; tabled until next Board meeting;
- Discussed a suggestion from a homeowner to install “community” **satellite dishes** on the buildings; Board was against idea;
- T. Matson briefed the Board on the restoration of the Grove **website**;
- T. Matson updated the Board on **Exercise Room** appraisal; recommended initially cleaning the room and will offer proposals next month;
- T. Matson to survey the Grove **sidewalks** for paver test area;
- C. Leyva to discuss **cleaning issues** with Merit Cleaning;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The April meeting was **adjourned** at 8:12 pm.

The next Board meeting is scheduled for **Thursday, May 10, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 10, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Craig Nicholson, (Arthur Munoz was absent), Mr. Byers (unit 244), Ms. Bruemmer (unit 270), Ms. Wu (unit 317), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. Byers (244) discussed **responsibility for damage repairs** to units.

Ms. Bruemmer (270) requested authorization to replace the unit's **front door** with type with 4-lite, 4-panel clear glass; request approved by the Board. Ms. Bruemmer also discussed front door lighting fixtures with the Board.

Ms. Wu (107) discussed a case of (plumbing slab leak) **water damage** to a neighbor's unit caused by Ms. Wu's water line under the neighbor's slab. Ms. Wu requested the Board help pay for the repair and damage. Board reviewed the governing documents and civil code. Todd M. will investigate further the governing documents to render a recommendation to the Board.

The April 10, 2007 **Board Meeting minutes** were reviewed and **approved**.

April Treasurer's Report:

		YTD
Total Income	\$61,244.00	\$243,337.50
Operating Expenses	24,183.92	101,242.63
Reserve Expenditures	14,861.77	89,755.54
Total Expenditures	39,045.69	\$190,998.17
Transfer to Reserve	22,198.31	
Transfer from Reserve	0	
Total in Savings	\$304,523.44	

James N. reported Expenses are approximately 14% below budget allocation.

The **April** Treasurer's Report was **accepted** as presented.

The Board briefly discussed monitoring of utility bills (Treasurer's package).

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.), the Board approved returning to one crew only when work on the perimeter wall is completed to slow down the expenses;
- The Board **approved** payment to Lenz for **fumigating** bldgs. 7636 and 7640;
- **Trash enclosure** notice **signs**: Cathy L. to review, tabled;
- **Parking Policy/Guideline change**: signs or painted curbs, Craig N. to review with Board suggestions, tabled;
- **Ramstrum Construction** response to reimburse for repairs at bridge. Marco I.

to draft response;

- **Unsightly porch** (unit 254): request for mediation served 4/24/07;
- **Grove website**: switched to eucalyptusgrove.org; Todd. M. to develop, present to Board at next mtg.;
- **Exercise Room**: Board approved treadmill purchase (\$225) and thorough cleaning by janitor;
- **Side walk (pavers)**: Test at bark section at 7634, Cathy L. to ask Progressive for bid;
- No other Old Business.

New Business

- **Water damage** (common drain) at unit 107, resident request for Assn. to pay; Board rejects; Bd. to send letter requiring mold clean up (in #107) from leak (health issue);
- **Bicycle rack maintenance** (clear out): painting scheduled for 8/13 to 8/15;
- **Reserve Study** (by JD Brooks): Approved by Board to proceed for \$1,180;
- **Towing agreement** (Smitty's): James N. to revise per Bd's request;
- Board approved filing **Lien**, unit 371, delinquent fees;
- **Cell phone use** in Common areas: Newsletter item;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 8:56 pm.

The next Board meeting is scheduled for **Thursday, June 12, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 14, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Arthur Munoz, Craig Nicholson (all Board Members present), Ms. Bruhn (unit 258), Ms. Cunningham (unit 254), Mr. Jackson (unit 115), Ms. Wu (unit 317), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

The Board discussed a request by Ms. Anderson (225) for permission to **tile** the patio and entry areas and replace the **patio doors** in the unit – Bd. approved tiling on ground level or concreted areas; patio door request tabled pending photos/more information on the proposed doors.

The Board and Ms. Bruhn (258) discussed installation of a **motion sensor** and a request she be permitted to keep a **65 lb. dog** at her unit for protection. Board approved the motion sensor and denied the request for a 65lb. dog.

Ms. Wu (107) discussed **water damage** liability and interpretation of the CC&R's with the Board. The Board denied the request for the Assn. to help pay for the repair & damages.

Ms. Cunningham (254) discussed **four requests** (build a ramp, mediation, identity of photographer, and copies of letters written by Association) with the Board. Ms. Cunningham noted she had never met Board Member M. Innocenti. James read the Civil Code 1360 for all parties to consider. Unit owner withdrew request for ramp. The Board will discuss the remaining requests in Executive Session.

The May 10, 2007 **Board Meeting minutes** were reviewed and **approved**.

May Treasurer's Report:

		YTD
Total Income	\$67,123.00	\$310,460.50
Operating Expenses	25,451.46	126,694.09
Reserve Expenditures	86,724.61	176,480.15
Total Expenditures	112,176.07	303,174.24
Transfer to Reserve	14,946.93	
Transfer from Reserve	60,000.00	
Total in Savings	\$260,649.80	
Total Assets	\$278,661.85	

James N. reported Expenses are approximately 18% below budget allocation. The Board approved renewal of the CDARS at Cecil Bank for a six-month period. The **May Treasurer's Report** was **accepted** as presented.

A. Munoz reported Koeller, Nebeker, Carlson & Haluck review of the **Forestex** (siding) issue will be completed by the next Board meeting.

Landscaping issues were discussed: Tree trimming/replacement; paver installation/test area, Board to consider pool walkway for repair or paver test, Progressive needs more paver preference information for bid.

The Board briefly discussed Roberts Rules of Order.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.), three new staircase repairs needed;
- The Board **approved** requesting a roof inspection for damage following **fumigation** of bldgs. 7636 and 7640;
- **Trash enclosure notice signs:** Cathy L. to review, tabled;
- **Parking Policy/Guideline change:** tabled;
- **Ramstrum Const.** will reimburse the Assn. 50% of cost for repairs at bridge;
- **Grove website:** Board agreed to allow the "grovecondo.org" web address to expire (current, new address "eucalyptusgrove.org");
- No other Old Business.

New Business

- The Board ratified **tree removal** action (May 17, 2007 -- 7630/242, pipe damage);
- The Board approved requesting a **roof/chimney inspection** at bldg. 7606/311 for damage where **satellite dish** was installed (now removed);
- The Board discussed cement **trash receptacle** replacement at pool, Ms. Cunningham (254) offered the use of her truck in moving the trash can; C. Nicholson will research replacement options;
- The Board discussed reports of **rodents** in building 7628.
- The Board discussed the request by Ms Bruhn (unit 258) to keep a **65 lb. dog**. The Board denied the request, citing clearly defined limits in the CC&R's.
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned at 8:15PM**.

The next Board meeting is scheduled for **Thursday, July 12, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 12, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:04 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Cathy Leyva, Craig Nicholson, Arthur Munoz, Ms. Cunningham (unit 254), Mr. Jackson (unit 115), Ms. Jones (unit 364), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Ms. Cunningham (254) reported progress on **patio cleanup** and discussed status of file pictures of the patio. She should have it cleaned up by August 1, 2007.

Mr. Jackson (115) discussed perimeter **fence repair** status and noted a section of the fence was not marked for repair. Board indicated the noted section was not scheduled for repair.

Ms. Jones (364) discussed a **Resident By-law** violation and solutions for parking problems and dealing with difficult renters with the Board.

Ms. Jasso (328) sent a **letter** to the Board noting an owner possibly converting their dining room into a bedroom, "tracking" of rentals (units) and creating a "green belt" in the Phase III parking lot area. The Board will reply in a letter to Ms. Jasso.

R. Strongman sent a letter to the board concerning items attached to front entry siding. Todd & James had inspected and Mr. Strongman had removed baskets and caulked holes.

The June 14, 2007 **Board Meeting minutes** were reviewed and corrected to include Kevin Wu as an attendee at the June Meeting. With this, the minutes were **approved**.

June Treasurer's Report:

		YTD
Total Income	\$63,046.41	\$373,506.91
Operating Expenses	26,408.05	153,102.14
Reserve Expenditures	5,961.60	182,441.75
Total Expenditures	32,369.65	335,543.89
Transfer to Reserve	30,676.76	\$124,400.02
Transfer from Reserve	0	
Total in Savings	\$292,408.80	

James N. reported Expenses are approximately 22% below budget allocation. The **June Treasurer's Report** was **accepted** as presented.

On **Landscaping**, the Board briefly discussed a tree Progressive Care's trimming bid of \$1,200 and approved. Also discussed irrigation on the creek side of building 7628.

Arthur M. updated the board on the **siding restitution** legal opinion, noting the need for physical proof that damaged Forstex siding had been replaced.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.): working on #134 & 135; 271 & 272, 371, 372.
- **Parking Policy/Guideline change:** signs or painted curbs at next slurry seal;
- The Assn. Received a refund check of \$75 from **Ramstrum Construction** in regards to past foot bridge repair work;
- The Board briefly discussed the **Resident By-law** in regards to an owner scheduled to re-deploy to Iraq; Board continued to allow exception so that his unit can be rented;
- Consolidated Overhead reported **wiring repairs** needed for the auto entry/exit gates, James N. to seek bid for repair from Consolidated;
- **Pool trash can:** Craig N. and James N. to research replacement;
- Craig N. recommended sending a **letter of thanks** to Mr. Rauch and Ms. Hall (351) for cleaning up the trash enclosure area in Phase I (Approved);
- **Side walk (pavers):** Paver installation tabled; Board will seek repair/replacement bids from a concrete contractor;
- **Trash area signs:** Cathy L. to research adhesive-backed labels for bins, draft a trash area sign and provide pictures of abused trash areas to be included in newsletter;
- No other Old Business.

New Business

- Cathy L. is continuing "tagging" homeowner items left in **Common areas**;
- The Board approved the recording of **liens** on units 106, 113, 206, 226 and 265 for delinquent Assn. fee payments (in excess of \$1,000.00);
- The Board approved reimbursement of \$225 to Todd M. for the purchase of a treadmill for the Assn. **Exercise Room**;
- The Board approved repair of the **split-rail fence** near unit 114;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The July meeting was **adjourned** around 8:15PM

The next Board meeting is scheduled for **Thursday, August 9, 2007 at 6:00 pm.** Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 16, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Craig Nicholson, Arthur Munoz (all Board Members present), Mr. Greg Honnold (unit 256), Ms. Gross (Pool Mgr., unit 332), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. Honnold expressed concern about: being treated unprofessionally by another board member, clutter patio, his multiple vehicles parked in Phase I, fire hazardous condition, and renters.

Ms. Gross (Pool Mgr., unit 332) discussed the results of the recent Annual (Pool) **Health Inspection** with the Board.

The Board ratified an earlier approval for a **replacement front door** from Ms Guillen (unit 330), who contacted the Board in writing with the request. Door needs to be painted white like other front doors.

The July 12, 2007 **Board Meeting minutes** were reviewed and **approved** as presented.

July Treasurer's Report:

		YTD
Total Income	\$59,475.65	\$432,982.56
Operating Expenses	23,730.43	176,832.57
Reserve Expenditures	38,316.17	220,757.92
Total Expenditures	62,046.60	397,590.49
Total in Savings	\$293,695.25	

James N. reported Expenses are approximately 25% below budget allocation.

The **July Treasurer's Report** was **accepted** as presented.

On **Landscaping**, the Board approved the removal of one rotted tree at bldg. 7602 and one tree lifting the concrete near bldg. 7602; the Board also discussed tree replanting (James to call Pancho at Progressive Care), and lack of progress on improving irrigation and ground cover planting at the back side of bldg. 7628.

Arthur M. updated the board on the **siding restitution** legal opinion, noting a letter sent to the attorneys asking methods of determining award amount

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.), and repainting that took place during the ash fall;

- James to write to #254 a letter thank owner for cleaning the bulk of her patio. She still needs to remove the couch and boxes by the end of this month.
- **Parking Policy/Guideline change** as to the posting and location of signs stating: *"72 Hr. Unassigned Parking Unless Otherwise Posted."* (Front entry and each lot); James to procure sample;
- **Concrete (walkway) repair:** Tabled, awaiting replies on prices/bids;
- **Trash area signs:** Tabled; James to request wash-down of enclosures from Cleaners; also to clean out utility closets;
- **Pool trash receptacle lid:** Craig N. will forward plans for replacement to Sea View for fabrication;
- Printing the Grove **newsletter in color** once in awhile for attention;
- No other Old Business.

New Business

- James N. returned the Association Insurance **Umbrella Policy**;
- The Board approved recording a **lien** on unit 130 for excessive monthly dues owed (\$1200+);
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The August meeting was **adjourned** around 7:55 pm.

The next Board meeting is scheduled for **Thursday, September 13, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 13, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:01 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Craig Nicholson, Arthur Munoz (Bd. member Cathy Leyva absent), Mr. Jackson (unit 115), Dr. Zuk (unit 219), Mr. and Mrs Janigian (unit 306), Mr. and Mrs. Bary (unit 347), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. and Mrs. Bary (347) discussed **building** in the below-the-roof (attic) space above their unit. Citing the CC&R's, the Board replied no building is allowed in this area (by the homeowner). Amending the CC&R's was briefly discussed.

Mr. and Mrs. Janigian discussed **unruly neighbors in #206**, citing: pet violations, noise, housekeeping, odors, removal of plants, erecting pet pens in common areas as a few complaints. James N. will send a letter to the owner concerning the pets; landscaping is currently being repaired in common area (pet damage); the Board suggested actions they (the Janigians) may take within the Grove CC&R's to remedy the situation.

The August 16, 2007 **Board Meeting minutes** were reviewed and **approved** as presented.

August Treasurer's Report:

		YTD
Total Income	\$59,344.00	\$492,326.56
Operating Expenses	21,113.27	197,945.84
Reserve Expenditures	50,520.46	271,278.38
Total Expenditures	71,633.73	469,224.22
Total in Savings	\$280,051.76	

James N. distributed draft copies of the **Reserve Study** to the Board members for review.

Arthur M. reported vacation absences on the legal team looking into the Grove **siding** restitution case, will update at next meeting.

The Board discussed the status of two trees: Melaluca at 7620/111 – Craig N. will investigate alternatives to tree removal; Large rotted tree at 7602/101 – Before removal, Bd. seeks Cathy L's vote for final approval.

Old Business

The Board discussed:

- Status of the **siding/staircase** and bridge work (Sea View Constr.);
- **Parking Policy/Guideline change** as to the wording of signs to: "72 Hr. Parking Unless Posted." Todd M. to procure one sign from internet source;
- **7628 Landscaping**: Bid from Progressive for \$1600, **Approved** by Board;

- **Concrete** (walkway) **repair**: Craig N. awaiting bids from contractors;
- **Trash area signs**: Tabled, Cathy L. absent;
- No other Old Business.

New Business

- The Board **ratified** their earlier approval (8/23/07) of the **screen door** replacement at unit 367.
- Owner of **#206 (Vera)** was invited to attend the meeting tonight to discuss the situation in his unit – pet & rental violations.
- The Board **approved** contracting with Purdy, CPA for the Grove **audit** and **tax** return preparation (repeat contract, price remains \$1,175);
- The Board discussed the origin of a **water heater** in the 7620 dumpster area and the excess number of **recycling bins** in this same dumpster area. Marco I. will look into this.
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The August meeting was **adjourned** around 7:38 pm.

The next Board meeting is scheduled for **Thursday, October 11, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 11, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Craig Nicholson, (Bd. member Arthur Munoz absent), Mr. Jackson (unit 115), Ms. Foster (unit 249), Mr. and Mrs Janigian (unit 306), Mr. Caldwell (unit 336), Mr. Rauch (unit 351), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. Jackson (105) noted a jet ski with trailer parked in the **Phase III** lot in **violation of parking** policy. The Board will "sticker" the vehicle requesting prompt removal.

Mr. and Mrs. Janigian (306) discussed **unruly neighbors** in **#206**, citing (previously noted – and new) violations by current renting residents. James. N. noted legal actions currently in progress against the owner & tenants.

Mr. Caldwell (336) offered the Association **exercise equipment**. Marco I. will follow up with this donation.

Mr. Rauch (351) discussed grounds lighting, parking and towing, budget, insurance and Special Assessment issues with the Board. He expressed concerns at the reserve level that the Association has and the projected level.

Via correspondence:

- Ms. Anderson (unit 225) requested permission to erect a lattice **privacy screen** lattice on the patio of her unit. Board **approved**, stipulating the screen must match previously approved screens.
- Ms. Hayes (unit 320) noted **rotted carport fascia**. Board will investigate.
- Mrs. Refoua (unit 252) requested a **handicapped parking space** for her use in the Phase I parking lot. Board will look into this.

The September 13, 2007 **Board Meeting minutes** were reviewed and **approved** as presented.

September Treasurer's Report:

		YTD
Total Income	\$60,527.10	\$552,853.66
Operating Expenses	20,068.83	218,014.67
Reserve Expenditures	6,837.10	278,115.48
Total Expenditures	26,905.93	496,130.15
Total in Savings	\$314,763.25	

James N. reported Operating Expenses are approximately 35% below budget allocation.

The **September** Treasurer's Report was unanimously **accepted** as presented.

Discussion of **siding restitution** issue was tabled citing Arthur M's. absence.

On landscaping, the Board discussed the status of two **trees**: Melaluca at 7620/111 – Cathy L. will talk to Pancho (Progressive Care) about cutting the problematic root; Large

rotted tree at 7602/101 – Pancho will be asked about removing dead limbs only. Cathy L. and Craig N. will survey the grounds for locations for tree replanting. The Board approved expenditure of up to \$1000 for this tree-replanting project. Cathy L. noted the pedestrian gate would not latch, clutter on porches and general tree trimming with the Board.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.); Joey had emailed the Board earlier.
- **Parking Policy/Guidelines:** Todd M. to oversee installation of new parking signs;
- **Concrete** (walkway) **repair:** Craig N. to meet with contractor 10/12/07;
- **Trash area signs:** Marco I. to draft sign;
- **Patio cleanup** (unit 254): Board agreed cleanup has been completed;
- **Exercise Room:** Marco I. to survey room, decide what equipment will stay;
- **New website:** Todd M. updated the Board on status;
- No other Old Business.

New Business

The Board discussed:

- **2008-2009 Budget:** Board discussed the draft budget at length and revised as follows: Insurance to \$140K; Professional Fees to \$10K; Reserve Expenditures to \$185K; 2008 Monthly fees to be at \$380; **Major Repairs & Replacements scheduled** revised as follows: Roofs in 2008 for \$40K; Siding in 2008 for \$100K; Exercise Room in 2010; Roof Shingle in 2009 for \$160K; Paint wood siding in 2012; Siding in 2017 for \$600K; Concrete in 2018 for \$100K; Reserve forecasts reviewed and changes to amounts and target dates approved. Draft Budget approved, James N. to present recalculated figures for Board's approval;
- **Earthquake insurance:** Board approved new quote with 5% deductible for \$84,285 with Empire Indemnity & Lloyds of London;
- **Lien recording** (unit 254): Board tabled on recording lien at this time;
- **Annual Meeting:** Board approved Goleta Community Center as site; scheduled for January 10, 2008, at 6PM; James N. will check on availability;
- **Master & Fidelity Policy:** James N. returned insurance policy to the Board;
- **Roof maintenance:** Board approved annual inspection / re- minor maintenance sealing for \$3,610 by Derricks Roofing;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The October meeting was **adjourned** at 9:15 pm.

The next Board meeting is scheduled for **Thursday, November 8, 2007 at 6:00 pm**. Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 8, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Cathy Leyva, Craig Nicholson, Arthur Munoz (all Board Members present), Mr. and Mrs. Bermond (unit 333), Mr. Jackson (unit 115), Mr. Rauch (unit 351), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Mr. and Mrs. Bermond (333) requested Board approval for **window replacement**; Board approved window compliant with existing style.

Mr. Rauch (351) requested the Board not tow his **out-of-registration vehicle** from Phase III lot (Board agreed), noted a non-operational pagoda light and faded "No Parking" sign on Hollister Ave; light to be fixed; the street sign is not under the Board's control but James will contact the City.

Via correspondence:

- (Follow up) Mrs. Refoua (unit 252) requested a **handicapped parking space** for her use in the Phase I parking lot. Board declined request – space requested not suitable for "handicap" space. Closest suitable spot would be even farther than the space that she has now.
- Ms. Callera (unit 353) requested a **security camera network** be installed at the Grove; Board discussed, no action taken. Board suggested that she'd start a Neighborhood Watch Program.

The October 11, 2007 **Board Meeting minutes** were reviewed and **approved** as presented.

October Treasurer's Report:

		YTD
Total Income	\$62,881.05	\$615,734.71
Operating Expenses	119,115.29	337,129.96
Reserve Expenditures	52,934.86	331,050.34
Total Expenditures	172,050.15	668,180.30
Total in Savings	\$206,251.26	

James N. reported Operating Expenses are approximately 20% below budget allocation. Large expense was earthquake premium of \$96K paid in the month.

The **October** Treasurer's Report was unanimously **accepted** as presented.

The Board **approved** rolling over the Amalgamated Bank CDARS (to mature on 12/27/07) to the CWB Money Market account.

The Board **approved** the firm of Koeller, Nebeker, Carlson and Haluck, LLP to represent the Grove Homeowner's Assn. in pursuing the **siding restitution** claim. Arthur M. will draft a letter and Todd M. will sign.

Landscaping: The Board discussed new **trees planted** (8); trees trimmed and current

location of a tree at building 7626.

Old Business

The Board discussed:

- Status of the **siding/staircase** work (Sea View Constr.) and placed a "hold" on new repairs at this time. The Board complimented on Joey's good work.
- **Parking Policy/Guidelines:** Exact placement of signs, sample of new sign, approved a request to not tow from a homeowner and approved a smaller "Long-Term Parking Area" sign; James N will have new sign installed by island in front of Bldg. 7628.
- **Concrete (walkway) repair:** Bid for several repairs, Board requested a new bid for a single repair to see they type of work.
- **Roof maintenance:** Board **approved** ridge-shingle and t-top replacements (7632 & 7620) at \$1,170 (Derrick's Roofing).
- **Trash area signs:** Tabled.
- **Annual Meeting:** Thursday, 1/10/08, Goleta Valley Comm. Ctr., Rm. 6; new Board Members will be selected for three seats.
- **Exercise Room:** Marco I. recommended cleaning and donating the 3 old Nautilus machines; James N to look into having items hauled.
- **Vehicle towing:** The Board directed James N. to commence with towing "stickered" vehicles: no current registration, no license plate and/or trailers, as noted in the recent newsletter.
- No other Old Business.

New Business

The Board discussed:

- **Fascia, at carport in front of bldg. 7620:** Fascia rotted, Sea View bid \$1,274 for repair, Board asked for second bid.
- **Water leak below swimming pool deck:** Board **approved** repair -- \$1,200 to 1,400 (American Leak Detection).
- **Pool deck coping repair:** Per recent County Health Inspection, Board asked for bid to repair/replace coping; will ask County Inspector for options. County will not accept grinding as suggested by Perfect Pools.
- **Lien recording:** Board **approved** filing liens on units 104 and 254.
- **7634 Carport Damage:** former tenant of #352, Driver's auto insurance to cover repair (approx. \$5,000).
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The November meeting was **adjourned** at 9:15 pm.

The next Board meeting is scheduled for **Thursday, December 13, 2007 at 6:00 pm.** Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

December 13, 2007

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Marco Innocenti, Arthur Munoz (Board Members Cathy Leyva and Craig Nicholson absent), Mr. Jackson (unit 115), James Nguyen (Bartlein and Company, Inc.), Bill Bold (Scribe)

Via correspondence:

- Ms. Peterson (unit 325) requested building 7624 be **fumigated** (for termites) at the next opportunity. The Board **approved** "tenting" this building in the Spring ('08).
- Mr. Knox (unit 357) reported **dry rot** at his unit's porch and stringers. Sea View Constr. determined this site is not of an immediate safety concern; the Board **approved** repairing the dry rot as a priority in the beginning of 2008.

The November 8, 2007 **Board Meeting minutes** were reviewed and **approved** as presented.

November Treasurer's Report:

		YTD
Total Income	\$59,387.24	\$675,121.95
Operating Expenses	30,984.99	368,114.95
Reserve Expenditures	17,156.95	348,207.29
Total Expenditures	48,141.94	716,322.24
Total in Savings	\$218,856.61	

James N. reported Operating Expenses are approximately 23% below budget allocation.

The **November** Treasurer's Report was unanimously **accepted** as presented. James N. delivered copies of the J. D. Brooks **Reserve Study** to the Board.

The Board noted it had previously **approved** (Oct. meeting) rolling over the Amalgamated Bank CDARS (to mature on 12/27/07) to the CWB Money Market account.

The Association received a **settlement offer** in the siding restitution class action suit for approximately \$100,000. The Board authorized expenditure of up to \$400 for Eric Morris, Esq, of Koeller, Nebeker, Carlson and Haluck, LLP to review the settlement offer.

Old Business

The Board discussed:

- Short-term hold on **siding/staircase** work (Sea View Constr.) now in effect;
- **Parking** (signs): Todd M. will order additional **signs**;
- **Concrete** (walkway) **repair**: Tabled until next meeting;

- **Pool deck repair:** Tabled until next meeting;
- **Trash area signs:** Marco I. submitted sample signs, Todd M. to review sample signs;
- **Fascia repair** (carport, bldg. 7620): The Board reviewed bids and **approved** the bid from Home Roof at \$945;
- **Assn. '08 Annual Meeting:** 6 pm, Jan. 10, 2008, at the Goleta Valley Community Center, Rm. 6;
- **Exercise Room:** Marco I. placed recently donated equipment in the Exercise Room and noted a 2nd treadmill offered by a homeowner; Todd M. to follow up;
- No other Old Business.

New Business

The Board discussed:

- **Lien recording:** Board **approved** filing liens on units 226 and 371 for delinquent homeowner fees (in excess of \$1500);
- **Christmas tree recycling:** The Board **approved** providing a dumpster in the Phase III parking lot from Dec. 28, 2007 to Jan. 7, 2008;
- **Assn. meeting rules for '08** (SB 528): New meeting and agenda requirements to be reported in the Newsletter;
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The December meeting was **adjourned** at 6:51 pm.

The next Board meeting is scheduled for **6:00 pm., Thursday, January 10, 2008**, at the **Goleta Valley Community Center, Rm. 6** ('08 Annual Meeting). Monthly Board meetings are normally held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, scribe