

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 9, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:50 pm.

Other Board Members present:

Joe Mora

Mary Scott

(Board Members, Howard Lange and Jaime Escobedo, absent)

Also in attendance:

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Election of Board Officers: The Board unanimously elected:

President – Craig Nicholson

Vice-president – Joe Mora

Secretary – Mary Scott

Treasurer – Jaime Escobedo

Member-at-Large – Howard Lange

Meeting Minutes: The **December Board Meeting minutes** (12/2/13) were **approved** as presented.

Treasurer's Report:

	December 2013	YTD
Total Income	65,170.00	815,825.22
Operating Expenditures	25,480.03	358,781.06
Reserve Expenditures	0.00	562,626.87
Total Expenditures	25,480.03	921,407.93
Transfer to Reserve	(39,689.97)	(207,968.49)
Transfer from Reserve	0.00	315,610.00
Total in Savings	1,239,009.28	
Total Assets	1,269,164.84	

James N. reported Operating Expenses are approximately 13% below budget schedule. The December Treasurer's Report was unanimously **accepted** as presented.

Joe M. proposed two projects for **landscaping maintenance**: Tree replacement at bldg. 7628 (\$920) and entry (Kiosk) area refresh and replant (\$360). Board **approved** both projects, with Joe M. abstaining from both votes. SB Pest tree treatment due in January (previously approved \$2680).

Old Business

Items addressed:

- **Exterior painting:** Curb “No Parking” marking not completed correctly; Joe M. will follow-up; final payment (\$2,500 curb painting, \$4,000 touch up) held for correction of curb marking.
- **Unit exterior address numbers:** Tabled.

No other Old Business

New Business

Items addressed:

- **Balcony screens (unit 356 – Lisa Schon):** Tabled pending full Board review.
- **Sauna door:** Door vent size will be reduced to improve sauna heat efficiency.
- **Statement of Information (Bartlein & Co. Inc):** Presented to Board by James N.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:44 pm.

The next Board meeting is scheduled for Thursday, Feb 6, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

**Eucalyptus Grove Homeowners
Adjourned Annual Meeting
February 6, 2014 (6PM)
Minutes**

(Subject to Homeowner's approval)

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

Also in attendance

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance:

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Roll Call

A total of 95 units were represented in person or by proxy constituting a quorum.

Proof of Notice

All owners of record were sent Notice of Meeting on January 17, 2014.

Old Business

The Board, with its proxies, ratified the actions taken at the Jan. 9, 2014, Annual meeting.

Adjournment

The meeting was adjourned at 6:02PM.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 6, 2014 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:02 pm. right after the adjourned meeting.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance:

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Meeting Minutes: The **January Board Meeting minutes** (1/9/14) were **approved** as presented.

Treasurer's Report:

	January 2014	YTD
Total Income	69,633.88	69,633.88
Operating Expenditures	58,595.24	58,595.24
Reserve Expenditures	0.00	0.00
Total Expenditures	58,595.24	58,595.24
Transfer to Reserve	(11,038.64)	(11,038.64)
Transfer from Reserve	0.00	0.00
Total in Savings	1,250,265.52	
Total Assets	1,279,364.77	

James N. reported Operating Expenses are approximately 6% below budget schedule. The January Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, including tree planting and SB Pest tree treatment.

Proposed projects for bldg. 7630: 1) Conversion to drip irrigation and 300 new plants for \$6525 (\$5200 plants, \$1325 drip irrigation.), 2) Repair and re-configure sump pump at west end of building 7630 (\$1,100). Board **approved** both projects, with Joe M. abstaining from both votes.

Old Business

Items addressed:

- **Unit exterior address numbers:** Joe M. and James N. to obtain prices for numbers needed.

No other Old Business

New Business

Items addressed:

- **Pool area:** Premier Fence proposed repairs / mods to the front and back gate to discourage people from climbing over the gates; Joe M. authorized to approve work up to \$1,500.
- **Resident Guidelines:** Board to review and offer suggestions at next Board meeting.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:24 pm.

The next Board meeting is scheduled for Thursday, March 13, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 13, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

(Board Member Mary Scott absent)

Also in attendance:

Ms. Skarupa (unit 302)

Mr. Matt Mora (unit 334)

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Ms. Skarupa (302) requested approval for **door and window replacement**, replacements style in accordance with existing Grove doors and window standards – Board **approved** replacements; Ms. Skarupa requested the name of the current “white” exterior paint, currently used at the Grove.

Mr. Mora (334) discussed a neighbor's (unit 335) plants blocking the entryway to unit (334). A warning letter will be sent to the owner of unit 334; if the plants are not removed within a week, they will be removed by the Association, for safety / access violations.

Meeting Minutes: The **February Board Meeting minutes** (2/6/14), the Adjourned Annual Meeting (2/6/14) and Executive Session minutes (2/6/14) were **approved** as presented.

Treasurer's Report:

	February 2014	YTD
Total Income	66,392.27	136,026.15
Operating Expenditures	20,493.37	79,088.61
Reserve Expenditures	6,500.00	6,500.00
Total Expenditures	26,993.37	85,588.61
Transfer to Reserve	(39,345.90)	(50,384.54)
Transfer from Reserve	64.00	64.00
Total in Savings	1,289,736.33	
Total Assets	1,319,478.32	

James N. reported Operating Expenses are approximately 2% above budget schedule. Reserve expenditures were for exterior painting and curb painting / stenciling. The February Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus conversion to drip irrigation at building 7630, with valve replacement; French drain and sump pump repairs. James N. delivered the 2013 Annual Review, 2013 Tax Return and Earthquake Insurance Policy to the Board.

Old Business

Items addressed:

- **Unit exterior address numbers:** black metal numbers are available at Capital Hardware (\$2.25 per); James N. will seek bids for replacing all unit numbers.
- **Pool Fence:** the Fence Factory repaired gate hinges and modified card reader covers, as well as suggested additional modifications to the fence. Board discussed the possibility of contracting a patrol company for after-hours pool monitoring.
- **Resident Guidelines:** Board will review a draft of the revised guidelines, including sections on pet policy and fine policy.
- **Sea View Construction:** James N. will post a note in the newsletter re Sea View Construction no longer working at the Grove. It was suggested that Craig to write the article and have an atty review.

No other Old Business

New Business

Items addressed:

- **Board Election Procedures:** Board **approved** an update to the election procedures which may include the prop mgr as a possible person to count the secret ballots. A note will be put in the newsletter.
- **Authorization to Release Information** (roster): Board authorized James N. to send out the Authorization Form.
- **Recording Liens:** Board **approved** placing a lien on unit 265 for un-paid Association due.

No other New Business

At this time, the Board convened in Executive Session to discuss Small Claims & Seaview situation.

The meeting was **adjourned** at 7:22 pm.

The next Board meeting is scheduled for Thursday, April 10, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 10, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:00 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance:

Mr. Ian Kragness (unit 130)

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Mr. Kragness requested the Board approve a **patio enclosure**, installed in accordance with Grove HOA guidelines. Board **approved** enclosure, owner signed letter agreeing to all HOA requirements.

Meeting Minutes: The **March Board Meeting minutes** (3/13/14) were **approved** as presented.

Treasurer's Report:

	Mar-14	YTD
Total Income	68,420.00	204,446.15
Operating Expenditures	34,753.93	113,842.54
Reserve Expenditures	0.00	6,500.00
Total Expenditures	34,753.93	120,342.54
Transfer to Reserve	(33,666.07)	(84,050.61)
Transfer from Reserve	0.00	64.00
Total in Savings	1,323,626.46	
Total Assets	1,354,302.05	

James N. reported Operating Expenses are approximately 2% above budget schedule. The March Treasurer's Report was unanimously **accepted** as presented. The Board signed the new bank card as provided by James N.

Joe M. reported routine **landscape maintenance**, including tree planting and SB Pest tree treatment; proposed project for bldg. 7638: Plant three new trees (\$345) Board **approved** project, with Joe M. abstaining from vote.

Old Business

Items addressed:

- **Unit exterior address numbers:** Board discussed installation bids and approved the labor bid from Affordable Paint (\$1,611); James N. will purchase the numbers from Capitol Hardware.
- **Resident Guidelines:** James N. distributed copies of the draft guidelines for the Board to review.

New Business

- Request by #130 for patio enclosure (see above).
- Executive Session from March Meeting: discussion re Small Claims & Restraining Order.

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:42 pm.

The next Board meeting is scheduled for Thursday, May 8, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 8, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:03 pm.

Board Members present:

Howard Lange

Joe Mora

Absent Board Members: Jaime Escobedo and Mary Scott

Also in attendance:

Mr. Lafranchi (unit 213)

Ms. Hall (unit 351)

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Mr. Lafranchi discussed **planters** placed in the Common Area and requested the Board approve **roll-up shades** for his porch and the installation of "pavers" from the walkway to the unit patio; Board requested an example of the proposed shade before considering and denied his request for paver installation.

Meeting Minutes: The **April Board Meeting minutes** (4/10/14) were **approved** as presented.

Treasurer's Report:

	Apr-14	YTD
Total Income	66,750.00	271,196.15
Operating Expenditures	31,710.25	145,552.79
Reserve Expenditures	0.00	6,500.00
Total Expenditures	31,710.25	152,052.79
Transfer to Reserve	(35,039.75)	(119,090.36)
Transfer from Reserve	0.00	64.00
Total in Savings	1,358,901.14	
Total Assets	1,391,275.26	

James N. reported Operating Expenses are approximately 1.5% above budget schedule. The April Treasurer's Report was unanimously **accepted** as presented. James N. reported the interest rate on the CDARS savings account at Community West Bank has been increased by 0.25%.

Joe M. reported routine **landscape maintenance**, including new planting; reduced water usage and the possibility of a future rebate from GMWD.

Old Business

- **Unit exterior address numbers:** James N. reported the new, metal number were ordered at Capitol Hardware (\$1,300+).
- **Revision of Resident Guidelines:** Tabled. Waiting to have a full Board present.

No other Old Business

New Business

- **Landscaping Maint. Agreement:** The Board discussed and **approved** a \$150+ per month increase in fees from Enviroscaping (Joe M. abstaining); fee is now \$5,394 per month.
- **Planters in Common Area:** Unit 213 owner moved planter boxes onto private walkway, per Board's request. An article will be placed in the monthly newsletter advising owners to not place plants or planters on wall or ledges at the Grove.
- **Building 7630 pests:** Due to the heavy presence of ants and spiders, Enviroscaping will place ant "traps" at all buildings (exterior)
- **Executive session:** Summary of 4/10/14 - The Board discussed attorney fees/billing; restraining order.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:46 pm.

The next Board meeting is scheduled for Thursday, June 19, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 19, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:02 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance: James Nguyen from Bartlein & Co., Inc. & Bill Bold (Scribe)

Meeting Minutes: The **May Board Meeting minutes** (5/8/14) were discussed and amended by adding the following to "Owners in Attendance" report:

"Mr. Lafranchi (Unit 213) requested permission to keep several large planter boxes where he had already placed them in the Common Area and on building ledges without prior authorization. He requested permission to keep several large "paver" stones in the Common Area where he had already placed them without prior authorization. He also requested permission to install roll-up shades around his patio.

As per CC&R's, the Board denied his request to keep the planter boxes and "pavers" in the Common Area, and required that these items be removed. The Board also required the lattice fence work that has been on-going since last year be completed and properly maintained, or the Board would have to consider the project abandoned and rescind its previous authorization. Mr. Lafranchi agreed to complete all these requirements by the end of May. The Board requested an example of the proposed shades that would be installed before considering the remaining request."

With the above change, the minutes were unanimously **approved**.

Treasurer's Report:

	May 2014	YTD
Total Income	66,920.00	338,116.15
Operating Expenditures	23,118.24	168,671.03
Reserve Expenditures	0.00	6,500.00
Total Expenditures	23,118.24	175,171.03
Transfer to Reserve	(43,801.76)	(162,892.12)
Transfer from Reserve	0.00	64.00
Total in Savings	1,403,020.03	
Total Assets	1,438,077.67	

Due from Unit Owners: \$30,057.64

James N. reported Operating Expenses are approximately 1.5% below budget schedule. The May Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, including placement of ant “traps” at the exterior of all buildings, signing up for a water rebate program with GWD, and presented a proposal for drip irrigation conversion for building 7620 (\$6,835). Board **approved** drip conversion project with Joe M. abstaining.

Old Business

- **Unit exterior address numbers:** James N. reported the inventory of numbers has been received and Affordable Painting will schedule installation (\$1,611; previously approved).
- **Resident Guidelines:** Board discussed, minor clarifications suggested on misuse/abuse of trash/recycling containers or items disposed therein, speed limit in the Grove, pool rules, auto gate and pet regulations and fines for violations thereof. Board will review revised draft at next meeting.

No other Old Business

New Business

- **Handicap parking space request:** Item tabled. Board will invite requestor (unit 256) to attend next meeting to discuss.
- **Staircase repair bldg 7640/370:** Board **approved** bid from Beachside Constr. for minimum work required; bid will be developed as repair is opened up and full extent of damage is identified.
- **Executive session summary of May Meeting:** The Board discussed attorney fees/billing; litigation to recover fees from unit Homeowners with high outstanding balances.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 8:07 pm.

The next Board meeting is scheduled for Thursday, July 10, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 10, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:02 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

Also in attendance:

Mr. and Mrs. Honnold (unit 256)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Board Member Mary Scott tendered a letter of resignation to the Board. The Board unanimously **accepted** Ms. Scott's resignation.

Mr. and Mrs. Honnold (unit 256) requested a handicapped parking space be established in the Phase I parking lot, with reference to Mrs. Honnold's needs; Board discussed the request and **approved** handicapped parking space in Phase I parking area. Board reminded the Honnold's that this space will be available for anyone with a handicapped sticker and not just for their exclusive use.

Meeting Minutes: The **June Board Meeting minutes** (6/19/14) were **approved** as presented.

Treasurer's Report:

	June 2014	YTD
Total Income	65,230.32	403,346.47
Operating Expenditures	20,755.63	189,426.66
Reserve Expenditures	0.00	6,500.00
Total Expenditures	20,755.63	195,926.66
Transfer to Reserve	(44,474.69)	(207,366.81)
Transfer from Reserve	0.00	64.00
Total in Savings	1,447,878.83	
Total Assets	1,484,482.23	

James N. reported Operating Expenses are approximately 4.5+% below budget schedule. The June Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus solving a reclaimed water leak from Citrix, a main break repaired at buildings 7602 and 7606, kids mischief damaged drip system components, dead pine tree at bldg. 7630 (Board **approved** removal, up to \$600

cost and replanting three trees, up to \$500 cost) and James N. will arrange to have an tree company walk the grounds for trimming recommendations.

Old Business

- **Unit exterior address numbers:** James N. reported the new, metal numbers were received from Capitol Hardware. Bid from Affordable Painting (\$1,611). Robert of Affordable is asking for an extra \$60 per building as project is more time consuming than originally projected.
- **Unit 213 CC&R violations:** Board discussed status of violation corrections by the homeowner.
- **Revised Resident Guidelines:** Board discussed guidelines and suggested one minor change; Board **approved** guidelines; James N. to distribute guidelines to homeowners electronically with email addresses when finalized by Board.

No other Old Business

New Business

- **Pool area items:** James N. notified the Board that new SB City regulations (due to the drought) require the pool and Jacuzzi be covered when not in use. At this time, City of Goleta has not yet follow suit but may in the future. No action taken. Board discussed the possibility of a patrol service for monitoring the pool (evenings) and **approved** hiring a service for “drive by” monitoring (one month trial period) for up to \$1000 per month (JN to follow up); Board **approved** pool heater replacement (\$3500, with cupro/nickel option + labor).
- **Executive session summary from last month:** Small Claims, foreclosure, and litigation.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:25 pm.

The next Board meeting is scheduled for Thursday, August 14, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 14, 2014 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:00 pm.

Board Members present:

Jaime Escobedo

Joe Mora

(Board Member Howard Lange absent)

Also in attendance:

Ms. Marianne Walther (unit 125) and her representative from Pathpoint,

Ms. Leyva (unit 369)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

By appointment, the Board offered Ms. Cathy Leyva (unit 369) the **Board seat** (Secretary) recently vacated by Mary Scott. Ms. Leyva accepted the seat and the Board unanimously approved her assignment. This seat will expire in January, 2015.

Ms. Walther (unit 125) with her Pathpoint representative asked for an **additional handrail** for the exterior stairs or **stair-free-entry** leading to the entrance of unit 125. Due to Ms. Walther's disability and inability to use her left arm, she has a difficulty using the stairs without holding onto something. After discussion, the Board agreed the installation of an additional handrail should not exceed \$5,000, however no other action was approved at this time. James N. to seek bids and proceed. Board will view the staircase following tonight's meeting.

Meeting Minutes: The **July Board Meeting minutes** (7/10/14) were **approved** as presented.

Treasurer's Report:

	July 2014	YTD
Total Income	68,779.68	472,126.15
Operating Expenditures	22,712.94	212,139.60
Reserve Expenditures	0.00	6,500.00
Total Expenditures	22,712.94	218,639.60
Transfer to Reserve	(46,066.74)	(253,433.55)
Transfer from Reserve	0.00	64.00
Total in Savings	1,494,470.79	
Total Assets	1,531,998.01	

James N. reported Operating Expenses are approximately 7.5% below budget schedule. The July Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus three new trees planted at building 7630 (approved in July BOD Meeting), and building 7620 drip irrigation system installation in progress. Board **approved** bid from Action Tree Care for tree trimming (\$4,700).

Old Business

- **Unit exterior address numbers:** James N. reported the bid from Affordable Painting for installation was increased to \$2,391, due to added prep required before numbers could be installed. Board unanimously **approved** new bid amount.
- **Resident Guidelines:** Board discussed, reviewed and will mail proposed guidelines for homeowners to review and comment. Board can consider owners feedback and revise Guidelines if needed.

No other Old Business

New Business

- **Pool Security Patrol:** Board discussed and **approved** extending the current contract an additional month (through September, 2014).
- **Jacuzzi heater:** Board **approved** payment for new heater and installation (\$4,120).
- **Charcoal barbeques:** Homeowner (unit 215), Mr. Ashby requested the Board consider banning **charcoal barbeques** from the Grove as a nuisance. The Board discussed the issue and took no action, at this time.
- **Executive session summary from last month:** Foreclosure and litigation

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:11 pm.

The next Board meeting is scheduled for Thursday, September 11, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 11, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:04 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Cathy Leyva

Joe Mora

Also in attendance:

Mr. Calles (unit 253)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Mr. Calles (unit 253) discussed trimming back the **landscaping** near "end" **parking spaces** in Phase I to provide better access for passengers leaving and entering their vehicles. Joe M. agreed to look into the situation and provide a solution.

Meeting Minutes: The **August Board Meeting minutes** (8/14/14) were **approved** with the following correction: (Walther, handrail) The Board approved the installation of the handrail, subject to further reviews, if needed.

Treasurer's Report:

	August 2014	YTD
Total Income	68,343.29	540,469.44
Operating Expenditures	22,348.90	234,488.50
Reserve Expenditures	4,120.00	10,620.00
Total Expenditures	26,468.90	245,108.50
Transfer to Reserve	41,874.39	295,307.94
Transfer from Reserve	0.00	64.00
Total in Savings	1,536,914.74	
Total Assets	1,573,954.93	

James N. reported Operating Expenses are approximately 10% below budget schedule. The August Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus Action Tree Care trimming completed; water leak at 7628 repaired; drip conversion of irrigation system and landscape renovation at bldg. 7620 completed; sink hole by staircase between buildings 7632 and

7634 will be looked at and remedied by Joe M.; tree roots lifting sidewalk near unit 247 – tree removal and sidewalk replacement **approved** by the Board (Joe M. abstained).

Old Business

- **Pool security patrol:** Board discussed and approved extending current patrol for an additional month (through end of October '14).
- **Handrail bids (re unit 125):** James N. reported bids received. Board approved bid from Atlas Fence for \$1,400 with Cathy L. and Howard L. abstaining.
- **Resident Guidelines:** Board discussed, reviewed comments (feedback) received from Homeowners on draft, including: penalty for aggressive (nuisance) dogs, pet registration, prohibited breeds, spay neutering requirement; motorcycle parking; willful damage to Grove property. Board will individually review and make final determination prior to releasing guidelines.

No other Old Business

New Business

- **Concrete patches:** Board discussed a suggestion from a homeowner to correct the color mismatch with some concrete (sidewalk) repairs. Board determined this was not a readily solvable or necessary fix – no action taken.
- **Executive session summary from last month:** Small Claims and litigation

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:43 pm.

The next Board meeting is scheduled for Thursday, October 9, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 9, 2014 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:00 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Cathy Leyva

Joe Mora

Also in attendance:

Mr. Bill Byers (unit 244)

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Mr. Byers (unit 244) discussed the appearance and condition of common sidewalk pads / patches near his unit. Joe M. will assess.

Meeting Minutes: The **September Board Meeting minutes** (9/11/14) were unanimously **approved** as submitted

Treasurer's Report:

	Sept. 2014	YTD
Total Income	69,847.04	610,316.48
Operating Expenditures	26,718.51	261,207.01
Reserve Expenditures	4,700.00	15,320.00
Total Expenditures	31,418.51	276,527.01
Transfer to Reserve	38,428.53	333,736.47
Transfer from Reserve	0.00	64.00
Total in Savings	1,575,918.12	
Total Assets	1,609,572.30	

James N. reported Operating Expenses are approximately 12+% below budget schedule; Reserve expense for September was tree trimming (\$4,700). The September Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, ant "traps" to be refilled; proposed renovating landscape & converting building 7632 to drip system (\$8,125) – Approved (Joe M. abstained); Replaced section of sidewalk at front of unit #247 from tree root damage.

Old Business

- **Pool patrol:** Board discussed current patrol and unanimously agreed to hire new patrol service (Bomar) to replace Case Patrol, effective Nov. 15, 2014.
- **Resident Guidelines & Pet Policy:** Board discussed and tabled approval for one month to review.

No other Old Business

New Business

- **Draft budget proposed for 2015:** Board discussed, and unanimously approved 2015 Budget with a decrease of monthly fee by \$10; all other line items OK; any surplus will go to projected asphalt overlay reserve.
- **Car wash area:** Board discussed, will close area and cap hose bib during water rationing; item will go in newsletter.
- **Owners only disclosure:** Board recognized that CC&R's overrides the Owners-Only Policy in the Bylaws. Rental is permissible but not encouraged. Change of wording in Resident Guidelines not necessary.
- **Tax Return / Annual Audit:** Audit and tax returns **approved**, Purdy and Co. CPA, (\$1,900+).
- **Insurance Policy:** Delivered to Board.

No other new business

At this time, the Board convened in Executive Session.

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

The next Board meeting is scheduled for Thursday, November 13, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 13, 2014 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at around 6:00 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Cathy Leyva

Joe Mora

Also owners in attendance: Chris Hall & Bill Rauch

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe)

Meeting Minutes: The **October 9, 2014, Board Meeting minutes** were unanimously **approved** as submitted

Treasurer's Report:

	Oct. 2014	YTD
Total Income	72,210.00	681,526.48
Operating Expenditures	27,804.24	289,011.25
Reserve Expenditures	1,400.00	16,720.00
Total Expenditures	29,204.24	305,731.25
Transfer to Reserve	42,005.76	375,742.23
Transfer from Reserve	0.00	64.00
Total in Savings	1,618,471.62	
Total Assets	1,651,743.64	

James N. reported Operating Expenses are approximately 14+% below budget schedule; Reserve expense for Oct was metal handrail (\$1,400). The Oct Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, need to remove a small Euc by 7626 (James will contact Action Tree to meet with Joe).

Old Business

- **Pool patrol:** Board discussed current patrol and unanimously agreed to stop service with Bomar effective Nov. 15, 2014.

- **Resident Guidelines & Pet Policy:** Board discussed revised Guidelines and Pet Policy and approved to be sent out to owners for feedback
- **7630 #244 sidewalk:** Jaime will talk with Bill Byars.

No other Old Business

New Business

- **Walk around and tagging items in common areas:** Cathy and another board member will walk and tag items as needed.
- **7632 #245 front stoop:** The cracks are only surface cracks. Beachside Construction suggested to have owner put tiles over area.
- **7602 #304 removal of interior wall:** Owners withdrew request.
- **Annual Meeting scheduled:** January 8, 2015, at 6PM, at Goleta Valley Com Center.
- **Recording liens:** none.

No other new business

At this time, the Board convened in Executive Session and discussed write-offs of uncollectable accounts and paying legal fees.

The meeting was **adjourned** at 7:38 pm.

The next Board meeting is scheduled for Thursday, December 11, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

December 11, 2014 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Joe Mora, Board Vice President, called the meeting to order at around 6:04 pm.

Board Members present:

Jaime Escobedo, Howard Lange, Cathy Leyva, Joe Mora.

Absent was Craig Nicholson

Owner in attendance: Bill Rauch

James Nguyen from Bartlein & Company., Inc.

Bill Bold (Scribe) was absent.

Meeting Minutes: The **November 13, 2014, Board Meeting minutes** were corrected as Bill Rauch was not at the meeting. Howard moved & Jaime seconded to accept the minutes as revised. Unanimously **approved**.

Treasurer's Report:

	Nov. 2014	YTD
Total Income	65,255.00	746,781.48
Operating Expenditures	24,430.53	313,441.78
Reserve Expenditures	0.00	16,720.00
Total Expenditures	24,430.53	330,161.78
Transfer to Reserve	40,824.47	416,566.70
Transfer from Reserve	0.00	64.00
Total in Savings	1,659,786.22	
Total Assets	1,695,359.57	

Accounts receivable: \$30,573.35

James N. reported Operating Expenses are approximately 16+% below budget schedule; The Nov Treasurer's Report was unanimously **accepted** as presented. (Howard moved & Jaime seconded).

Joe M. reported routine **landscape maintenance**; conversion to drip done at 7632; Enviroscaping will deal with City for appropriate rebate; need to do tree work (Board unanimously approved Action Tree for \$1,175) per walkthrough with Joe; time to do another landscape renovation and drip conversion at 7602 for \$7,945 (Jaime moved & Howard seconded, motion unanimously passed, Joe abstained).

Request by Owners in Attendance:

Bill Rauch asked about status of gate kiosk (info was in this month's newsletter) and suggested limiting access to association website.

Old Business

- **Resident Guidelines & Pet Policy:** revised sent on 11/20/14 to all owners; tabled.
- **7630 #244 sidewalk:** Jaime will talk with Bill Byars.
- **Walk around:** Cathy & Joe walked around. Board decided to best wait for the new Resident Guidelines & Pet Policy to be in effect so that copies can be left at units as needed.
- **7632 #245 front stoop:** Enviroscaping repaired the surface cracks.
- **Annual Meeting scheduled:** January 8, 2015, at 6PM, at Goleta Valley Com Center.

No other Old Business

New Business

- **Christmas trees** drop off spots: there will be 2 spots designated for residents to drop off their live Christmas trees.
- **Email of 11/20/14** from Chris Hall: Board reviewed and no actions taken.
- **Walk around and tagging items in common areas:** Cathy and another board member will walk and tag items as needed.
- **Recording liens:** none.

No other new business

At this time, the Board convened in Executive Session and discussed uncollectable accounts.

The meeting was **adjourned** at around 6:58 pm.

The next Board meeting is scheduled for Thursday, January 8, 2015, 6:00 pm, at the Goleta Valley Community Center, Goleta, CA.