

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

June 22, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Chris Hall, Colin Smith, Tamara Simmons. Joe Mora and Owen Roth absent

Homeowners present: Cathy L #369, Bill R #351, Karen M #259

Management: James Nguyen

Scribe: Matt Mora

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

Owners Requests:

Cathy: Thanks for making sure pool rules are being followed. Appreciates Craig Nicholson too for helping.

Karen: Can we have an expert look at building 7636 to see how second hand smoke is getting into her unit. Joe moved to have James ask Don at Beachside if he can crawl in the crawlspace to investigate vents. Chris seconded. Unanimous

Bill: Fire extinguisher survey status? Will get done. Also Bill will be in Oxnard near Dabmar office he can investigate with the boards permission to see what's going on with new tall parking lights? Can we put a lock and chain on gate between grave and log-me-in property? Chris moved to put it on the agenda for discussion, tamara seconded. Unanimous. Discussed, It's not our gate and too much liability. Chris moved to put lock and chain on phase 3 gate. Colin seconded. Vote: 0 yes, 3 No and Tamara abstained. NO

Solar Committee: Chris to take place of Joe on Solar Committee.

Colin moved to approve \$5,950 bid from Drainmasters for installation of 2 two-way clean outs near 7602 #102 down on embankment on main sewer line. Tamara seconded. One clean out will be on the 6" main and the other cleanout will be n a 4" sewer lateral. Unanimous.

Updating the CC&Rs

Board discussed occupancy restrictions and maintenance. Chris moved to change maintenance philosophy to include outdoor closet doors to have association be responsible for outdoor utility doors. Colin seconded. Lengthy discussion. Tamara moved to withdraw the motion, Joe seconded. Unanimous.

Colin motioned to adjourn meeting at 7:09pm. Chris seconded. Unanimous.

Next Meeting 7/14/22 at 6PM, Via Zoom.com
Meeting adjourned at 7:01PM

Submitted by: Matt Mora