

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

**September 8, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange.
Jaime Escobedo absent

Homeowners present: Sharon Miller of Unit 263; Lois Cunningham of #254.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:03PM

Owners Requests:

Sharon: Requested approval from the board to install new windows and new sliders in her unit. Came with an estimate from Bella View window showing the new windows will match the existing windows in style and color. Cathy motioned to approve request and Joe seconded. Unanimously approved. Sharon also requested approval for lattice replacement around her patio Joe motioned to accept her request as long as the new lattice matched existing lattice. Cathy seconded. Unanimously.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes with revisions (Board members Present: Cathy not Kathy. Request by owners: Black Mercedes in assigned space is registered as non operative and Board gave until end of this month to register it operational or to have it removed from complex.) Cathy seconded. Unanimous.

Landscape Report: Big application for ants. Jose setting traps under buildings. Bougainvillea planted around property for color. Action tree needs another two days to finish tree trimming of Tipuanas and Jacarandas. Howard motioned and Cathy seconded to allow them the extra two days, Unanimous. Fence posts rotting around property. Joe will make a proposal to replace around complex. Joe provided proposal for sidewalk replacement @ 7610 for \$1,200 and 7606 for \$8,300. Cathy motioned to accept proposals, Howard seconded, Joe abstained. Unanimous. Joe also gave a proposal for new designated smoking area for \$2,100. Howard motioned, Cathy seconded. Joe abstained. Unanimous.

Treasurer's Report

	Aug 2016	YTD
Total Income	\$68,200.00	\$528,172.96
Op. Expenses	32,678.43	233,449.29
Reserve Expenditures	9,415.00	15,995.00
Total Expenditures	42,093.43	249,444.29
Transfer to Reserve	26,106.57	277,502.67
Transfer from Reserve	0.00	1,877.00

Balance in Money Market \$270,008.81 + \$1,940,000 in CDARs
Operating Expenses are about 12%+ below budget on cash basis
Treasurer's Report unanimously accepted (Joe moved & Howard seconded)

Vendor Evaluation: New sign installed at pool. Used red ink and already fading. Unit 313 siding needs replacing.

Old Business:

- a. Updating governing documents: discussed rentals v. owner occupied
- b. Front Gate system: Scheduled to be installed 9/17/17
- c. 7628 #117 packed unit; all issues resolved. Received clearance from Vector Control.
- d. Receipts from slab leak unit 203. Joe motioned to reimburse owner \$4,227.04 for damage to foundation. Howard seconded. Unanimous.
- e. #124 leak from #250 -letter requested. Association to write letter to upstairs owners telling them they are responsible for damages.
- f. Sidewalk repair and designated smoking areas. See landscape report.

New Business

- a. Trash enclosure: Sonia Dunn was concerned of someone going through the recycling carts. Issue resolved.
- b. 7638 #263 New window and slider-see owner requests
- c. 7626 #229-dish: given till the 15th of September to remove dish that is attached to the patio column. If not the cost of removing the dish will be passed to the owner.
- d. 7634 #352 & #353-Euc dropping "sap" on entry way. Maybe needs cleaning of front entry common area. Ask Master Clean if possible.
- e. Wood repairs: none
- f. Recording liens- none
- g. Other items for next agenda (draft of 2017 budget).

Executive Session Summary from August Meeting: Discussion re late payer.

Next Meeting 10/13/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:52PM

Submitted by Matt Mora, Scribe.