

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 10, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Teresa Stiff of #349.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:01PM

Owners Requests: Ant problem at 7632 building. Questioned the progress of the front gate.

Approval of Prior Meeting Minutes (2/8/16, 2/11/16, 2/22/16) Joe moved to approve the prior minutes, Jaime seconded. Unanimous.

Treasurer's Report

	Feb 2016	YTD
Total Income	\$64,165.00	\$127,250.00
Op. Expenses	38,260.27	63,071.70
Reserve Expenditures	0.00	0.00
Total Expenditures	38,260.27	63,071.70
Transfer to Reserve	25,904.73	64,178.30
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,032,102.27	
Due from Unit Owners	\$ 20,047.81	
Total Assets	\$ 2,057,150.08	

Operating Expenses are about 2%+ under budget on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Jaime seconded)

Landscape Report: Replaced car stops. Goleta water district is in process of water saving rebate. Surface drains are now in working order. Possible replacing of aggregate sidewalks (James & Joe will walk the complex and mark areas. Enviroscaping will give bid).

-Jaime motioned to remove sidewalk and replace possible trip hazard at 7640 unit 270 for the price of \$4,500.00. Craig seconded. Joe abstained. Approved.

Vendor Evaluation: Enviroscaping: doing a great job.

Old Business:

- a. Updating governing documents: in process of reviewing and updating by Board.
- b. Front Gate system: in progress of being updated. Confirmation notice distributed and mailed to off site owners.
- c. Handicapped parking space in Phase I - no longer needed. Joe motioned to convert handicapped space to 24 hour space. Jaime seconded. Unanimous.
- d. Smoking designated areas: proposal requested for 7640 building site.

New Business

- a. Wood repairs: Joe motioned to replace mid - landings with Trex composite by Beachside at the rate of two buildings per month. Jaime seconded. Approved.
- b. #335 siding and landing.
- c. #127 modification request (water softener, water heater, extra window) - owner needs to come to board meeting.
- d. Parking: Vehicles with expired registration in assigned space - expired tags will get 6 month warning from the Board before towing.
- e. Reserve study-Joe motioned to accept proposal from JD Brooks to do reserve study for 2017 budget for \$1,480. Jaime seconded. Unanimous
- f. Resurfacing common deck landing - need another bid; rec'd one from Home Roofing.
- g. Master Clean (price adjustment) price adjusted from \$575/mth to \$880/mth. Joe motioned to accept adjustment. Jaime seconded. Approved.
- h. Recording Liens: Unit 364. Joe motioned to record a lien. Jaime seconded. Unanimous.

Next Meeting 4/14/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:41PM