

EUCALYPTUS GROVE HOMEOWNERS' ASSOCIATION

Annual Meeting (unofficial)

January 11, 2001 6:30 p.m.

Goleta Valley Community Center

Board members present: Bruce Bennett, Karen Gundersen, and Rhoberda Lange. Also present were Bob Bartlein and James Nguyen of Bartlein & Company, Inc., and Bill Bold.

The meeting was called to order at 6:45 p.m.

Only 47 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 5, 2000.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

Election of the Board:

The following members were elected to serve on the Board of Directors: Bruce Bennett, ~~KAREN GUNDERSEN~~, Merrill Lynn, Robherda Lange, and Susan Silva.

OLD BUSINESS:

No issues discussed.

NEW BUSINESS:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following topics were briefly discussed:

- 1) Condition of gutters
- 2) Factors involved in increase in monthly dues.

The Adjourned Meeting will be held on February 8, 2001, at 6:30 p.m. in the Meeting Room at Building 7610.

The meeting was adjourned at 7:09 p.m.

Eucalyptus Grove Homowners Rescheduled 2001 Annual Meeting

February 8, 2001

Bruce Bennett called the meeting to order at 6:40 p.m.

In attendance were:

Bruce Bennett
Karen Gundersen
Susan Silvia
James Nguyen
Bill Bold

- * Verification of Annual Meeting notice posted 01/12/01. *(All owners of record were sent notice of this adjourned meeting).*
- * 50 Units were represented by homeowners or proxy.
- * All actions taken at the January Annual Meeting were ratified.
- * The meeting was adjourned at 6:45 p.m.

Eucalyptus Grove Homeowners Board of Directors Meeting February 8, 2001

Bruce Bennett called the meeting to order at 6:45 p.m.

In attendance were:

Bruce Bennett
Karen Gundersen
Susan Silvia
James Nguyen
Bill Bold

*** The election of Board officers yielded the following:**

Bruce Bennett - President
Susan Silvia - Vice President
Rhoberda Lange - Treasurer
Merril Lynn - Secretary
Karen Gundersen - Member at Large

*** Through correspondence with James Nguyen, Lyons (unit 233) asked for help from the Association with the eradication of mice in his unit. The Board declined involvement with this issue, citing homeowner responsibility.**

*** The minutes for the December 2000 meeting were approved by the Board.**

Treasurer's Report presented only routine expenditures:

Total income:	\$31,493.20
Total expenses:	\$17,825.65
with	\$ 2,928.24 going into the Reserve Account.

Total Reserves: \$348,151.00

The Treasurer's report was approved by the Board.

*** New bank signature cards were filled out by the Board members, as required.**

OLD BUSINESS:

*** The Board briefly discussed the current list of homeowners delinquent in their monthly dues payments. No action was required of the Board at this time.**

*** The current list of known dry rot sites was reviewed by the Board.
James Nguyen reminded the Board of a homeowner's request at the Annual Meeting to**

repair the staircase cap leading to unit 364. A bid by Ramstrum Construction of \$819.50 for the repair was accepted by the Board.

The Board also agreed to schedule the front deck repair to units 314 and 315 as the first major repair for 2001.

* James Nguyen reported the new card lock passes are now being sent out to all homeowners current with their monthly dues. The lock coding will be updated on 02/21/01.

NEW BUSINESS:

* The Board discussed the various options of roof gutter repair/replacement and cleaning schedule. The consensus was to continue with the current type of gutter and frequency of cleaning.

* James Nguyen brought to the Board's attention the need to replace the utility doors (electric meter / phone closet) at building 7636. The Board approved the door replacement accepting the bid from Joey Basile.

* James Nguyen informed the Board that on one occasion of heavy rain, water appeared to seep into unit 119 at the front door area. Ramstrum Construction recommended installing a larger sump pump in the French drain area near the unit. The bid of \$1,050.00 was accepted by the Board.

* James Nguyen reported that several homeowners have asked to again repair the anti-slip material on the foot bridge between Phases II and III. Fuentes Paint has recommended a cleaning/coating process for the bridge. The cost would be \$780.00. The Board accepted this bid.

The meeting was adjourned at 7:36 p.m.

Next meeting scheduled for March 8, 2001 at 6:30 p.m.

Eucalyptus Grove Homeowners

Board of Directors Meeting

March 8, 2001

Bruce Bennett called the meeting to order at 6:32 p.m.

In attendance were:

Bruce Bennett
Susan Silva
Robherda Lange
James Nguyen
Bill Bold

ABSENT: MERRIL LYNN

* Via written correspondence, V. Johnson (unit 217) requested better monitoring of grounds lighting upkeep. Also, Ms. Johnson requested the Board take action on the repair of dry rot on the unit's balcony.

The Board response included a pledge by Bill Bold, lighting manager, to improve grounds lighting maintenance; additionally the dry rot repair cited was scheduled for an unspecified date in 2001.

* K. Gleason (unit 119) wrote to the Board informing them of a continuing water seepage problem in his home.

The Board officially authorized Ramstrum Construction to go ahead with the required waterproofing now required at this unit.

* Again, on the subject of water seepage, L. Guardea (unit 104) contacted the Board stating Ramstrum Construction had determined the chimney area was the source of water seepage in her home.

The Board approved the repair of the chimney area as well as restoration of the disrupted areas of above unit's wall.

* R. Lange (unit 110) requested a cut-out be made in the speed bump adjacent to the parking space for unit 110 as the bump causes a large volume of water to pool in this area.

Bruce Bennett volunteered to monitor this situation and make a recommendation to the Board.

* The Board approved the minutes for the February 2001 meeting.

The **Treasurer's Report** contained only routine expenditures, with:

Total income:	\$30,098.20
Total expenditures:	\$21,172.69
Transfer to reserve:	\$13,925.51

Total reserves:	\$363,053.55
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The Board authorized James Nguyen to sign the annual tax return forms on behalf of the

Homeowners' Association.

OLD BUSINESS:

- * The Board reviewed the current list of homeowners delinquent in payment of monthly dues.

- * The Board next discussed the current list of dry rot sites needing repair. James Nguyen reported that unit 364 required the stairway cap replaced, with minor dry rot existing in the wall. Appropriate repairs will be carried out by Ramstrum Construction.

- * Building 7634 is scheduled for fumigation ("tenting") on 5/23 to 5/25 as reported by James Nguyen.

- * James Nguyen reported the card lock program has been changed and the new cards have been issued.

NEW BUSINESS:

- * The sauna heater has been replaced, at a cost of \$1,850.00.

- * A request to recommence service from Murray Security was put "on hold" by the Board.

- * The Board briefly discussed various continuing parking problems and possible solutions. No new action was authorized by the Board at this time.

The meeting was adjourned at 7:35 p.m.

Next meeting scheduled for 04/12/01 at 6:30 p.m.

Eucalyptus Grove Homeowners Board of Directors Meeting April 12, 2001

The meeting was called to order by Bruce Bennett at 6:34 p.m.

Also in attendance were:

Merril Lynn
Susan Silvia
Rhobherda Lange
Mr. & Mrs. Paulsen (unit 255)
Ms. Hegarty (unit 351)
Mr. Tomlin (unit 340)
James Nguyen
Bill Bold

* Mr. and Mrs. Paulsen asked the Board a few questions on the upcoming fumigation of their building (7634). Next, a brief discussion of possible improvements to the exercise room ensued, followed by questions on the latest replacement sauna heater.

No Board action was recommended at this time.

* Mr. Tomlin and Ms. Hegarty presented the Board with some literature on retractable awnings and asked the Board to consider approving the installation of these awnings by owners of third floor units.

The Board is in the process of reviewing this subject

* Additionally, the appearance of several large (over 25 lbs) dogs ranging loose at the Grove was noted. Lacking further details, the Board could only place an informative note in the next newsletter, reminding owners of pet restrictions and responsibilities.

* James Nguyen notified the Board that Karen Gundersen had sold her unit and would no longer be serving on the Board.

* The March meeting minutes were unanimously approved by the Board.

The Treasurers Report was routine with current figures:

Total income:	\$32,721.10
Total expenditures:	\$22,021.59
Transfer to reserves:	\$ 6,745.51

Total reserves:	\$381,334.72
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James Nguyen presented the Board with new bank account signature cards. Mr. Nguyen also distributed the current CPA prepared financial statement to the Board, as well as returning the year 2000 Treasurer's packets.

Merril Lynn summarized letters to the Board dealing with pet issues, state of eucalyptus trees and creek erosion.

No Board actions were taken on these subjects.

OLD BUSINESS:

- * The Board reviewed the current list of late Association dues payers.
No Board action required at this time.
- * The list of known dry rot sites was discussed briefly, with the verification that repairs to units 314/315 front deck areas were next on the schedule.
- * James Nguyen asked for the OK to pay for the replacement sauna heater (\$1,850.00).
The Board approved this action.
- * James Nguyen reported the fumigation of building 7634 is on schedule for 5-23 through 5-25-01, by Lenz Pest Control.

NEW BUSINESS:

- * James Nguyen relayed a recommendation and bid to the Board for repainting the iron fence enclosing the pool area.
The Board approved this expenditure (approximately \$975.00).
- * The Board briefly discussed the possibility of repainting of certain trim, hand rails, and hand rail caps. The 2001 budget has earmarked \$6,400.00 for this purpose.
The Board approved the start of this limited painting project.
- * Larry Ramstrum informed the Board, through J. Nguyen, that the replacement siding which matches the original siding is now no longer available. At this time, Larry Ramstrum is seeking a close alternative, but an exact match may not be possible.
- * The Board reviewed recent instances of late night noise and illegal parking as reported by Bruce Bennett. The general agreement was reminders of the noise and parking policies would be included in the next newsletter with appropriate actions taken against violators.
- * The Board briefly discussed options for updating the exercise equipment as suggested at the beginning of the meeting by Mr. and Mrs. Paulsen.
No immediate action by the Board was recommended.

The meeting was adjourned at 7:38 p.m.

Next Board meeting will be May 10, 2001 at 6:30 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
May 10, 2001
Minutes**

Bruce Bennett called the meeting to order at 6:45 p.m.

In attendance were:

Robherda Lange
Susan Silvia
James Nguyen
Ms. Randopoulos (unit 270) and
Bill Bold

ABSENT: MERRIL LYNN

* Ms. Randopoulos, owner of unit 270, requested the Board place the dry rot repairs at her unit on the schedule, in the earliest slot available.

The Board answered with a promise to review her case and other already scheduled repairs to provide a speedy resolution. The Board noted that there is no immediate safety concern with the dry rot damage at her unit.

* Via correspondence, Ms. Timmons (unit 261) requested the Board schedule dry rot repairs to her unit as soon as possible. James Nguyen informed the Board that Ramstrum Construction has assessed the repair to this unit as major and warranted expedient action.

The Board acknowledged this request and placed the repair of unit 261 second on the current schedule, preceded by the repair at unit 314 and followed by repair of 217, in accordance with the existing schedule.

The Treasurer's Report noted all expenditures as routine, with current figures:

Total income: \$32,247.40
Total expenditures: \$21,681.41
Transfer to reserves: \$10,565.99

Total assets: \$392,677.50

The report was unanimously approved by the Board.

As an addendum, Ms. Lange noted that due to statewide energy shortages, the Association should expect a significant, budget impacting increase in electric bills.

The Board members also completed signature cards for Palomar and First Banks, as provided by Mr. Nguyen.

OLD BUSINESS:

* The Board briefly reviewed the current list of Association members in arrears with dues. No action was required at this time.

- * The Board again noted the current list of dry rot repairs and reiterated the schedule outlined at the beginning of the meeting.
- * J. Nguyen reported that the fumigation of building 7634 is still on schedule to May 23 to 25. Work to be performed by Lenz Exterminators for \$5012.00
- * J. Nguyen relayed to the Board the bid from Blake Fuentes, for repainting the stair handrail caps on the exterior of all buildings, of \$5675.00. The Board verified their approval of this project.
- * By unanimous agreement, the Board proposed noting the vacancy on the Board in the monthly newsletter, to attract prospective volunteers.

NEW BUSINESS:

- * The Board approved the project to reidentify, by unit number, the access covers to the water meters at all buildings.
- * J. Nguyen notified the Board that subterranean termites had been discovered at building 7606, near unit 212. Lenz Exterminators offered a treatment program which the Board accepted.
- * J. Nguyen next informed the Board of the required Reserve Study and a bid for this study by J.D. Brooks at \$1080.00. This bid was approved by the Board.
- * A solicitation for support of the proposed Sandpiper Residential Project was received from the Tynan Group. The Board chose to take no action on this request.
- * Bruce Bennett notified the Board of recent changes in charges for towing "abandoned" vehicles as relayed by Thomas Towing. The impact of these new charges could have an occasional effect on removing "abandoned" autos from the Grove lots.
- * As previously suggested by various homeowners, the possibility of leasing or buying a treadmill and other new equipment for the exercise room was discussed by the Board. No action was taken on the issue at this time.

The **meeting was adjourned** at 7:38 p.m.

Next Board meeting scheduled for June 14, 2001, at 6:30 p.m.

Eucalyptus Grove Homeowners
Board of Directors Meeting
June 14, 2001
Minutes

Bruce Bennett called the meeting to order at 6:36 p.m.

In attendance were:

Robherda Lange
Susan Silvia
Merrill Lynn
Ruth Gross
Mr. Nazza (unit 259)
Mr. and Mrs. Paulsen (unit 255)
Ms. Langley (unit 358)
Ms. McCall-Brandts (unit 240)
James Nguyen
Bill Bold

* Ms. Langley and Mr. Nazza asked the Board what the status was on tree removal and replacement currently taking place at the Grove.

Landscaping Manager, Merrill Lynn, responded that many eucalyptus trees were slated for removal due to irreparable damage from lerp psyllid infestation. Replacement of the trees is assured. Building 7630 will serve as model where different types of trees will be presented as replacement options. Residents will be given the opportunity to select the replacement trees by voting during an upcoming mail survey.

Development-wide tree replacement will be carried out in phases.

* Ms. McCall-Brandts asked the Board what could be done to rectify the illegal parking plaguing Phase I. Ms. McCall-Brandts also noted several sites of possible dry rot at Building 7630. Finally, Ms. McCall-Brandts thanked the Board for the tree replacement at Building 7630.

Bruce Bennett noted that Thomas Towing is available at any homeowner's request to tow illegally parked cars. A notice in the newsletter will remind homeowners of this option.

The suspected dry rot sites noted will be investigated.

* Mr. and Mrs. Paulsen asked the Board if steps would be taken to replace landscaping damaged by the fumigation at building 7636.

Merrill Lynn assured the Paulsens that damaged landscaping would be replaced.

The May meeting minutes were approved by the Board.

The **Treasurer's Report** cited normal expenditures with the following status:

Total income: \$32,128.00
Total expenditures: \$21,813.34

Transfer to reserve: \$10,314.66
Total assets: \$404,008.78
Report approved by the Board.

James Nguyen reported that all savings accounts established by the Board are nearing the \$100,000.00 mark.

OLD BUSINESS:

- * The Board reviewed the current dry rot repair schedule. Due to a recent discovery of significant dry rot at unit 372, this repair will receive priority and was placed at the top of the list. Unit 270 repairs will immediately follow.
- * The Board ratified a previously set telephone agreement for Progressive Landscaping to undertake tree trimming/removal at \$6,839.00.
- * A proposal from residents for permanent awning installation for top floor units was denied by the Board.
- * The Board approved payment to Ramstrum Construction for repairs to unit 104 due to a roof leak. (\$1,357.61.)
- * A request from the Tynan Group for Board support of the Sandpiper Residential Project was noted with no action taken by the Board.

NEW BUSINESS:

- * The Board approved replacement of "No Parking" signs at all dumpster enclosures.
- * Reroofing of the three mail box structures by H & H roofing (\$1,193.00) was approved by the Board.
- * The Board agreed to study the need for an additional trash pickup at Building 7602 dumpster as requested by a homeowner.
- * James Nguyen reported that a fixed section of the front gate was damaged recently and repaired at the expense of the party involved.

The meeting was adjourned at 8:01 p.m.

Next meeting is scheduled for July 12, 2001 at 6:30 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
July 12, 2001
Minutes**

Bruce Bennett called the meeting to order at 6:40 p.m.

In attendance were:

Robherda Lange
Maria McCall-Brandts (unit 240)
James Nguyen
Bill Bold

ABSENT: MERRIL LYNN
SUSAN SILVIA

* Due to insufficient Board member representation, a quorum was not reached. The Board members present elected to hold an unofficial meeting, postponing and Board decisions until the August meeting.

* Ms. Gadsby (unit 213) and Mr. Profio (unit 342) notified the Board, through James Nguyen, of soft areas on the decks of their units.
The Board indicated they would investigate the reported cites.

* The owner of unit 212 requested permission to install a lattice screen on the patio of their unit.

The Board approved the request. James Nguyen will forward a copy of the lattice blueprint to the owners of unit 212.

The June meeting minutes were reviewed and tentatively accepted by the Board.

The **Treasurer's Report** contained normal expenditures with the following budget summary:

Total income:	\$32,993.30
Total expenditures:	25,632.00
Transfer to Reserve:	7,361.30
Total Assets:	412,114.56

Old Business:

- * The current list of Homeowner dues payers in arrears was reviewed by the Board.
- * The Board briefly discussed the current list of dry rot cites needing repair.

The Board acknowledged the prior decision to carry out repairs to units 270/370 next, according to schedule. James Nguyen reported the status of repairs to units 312 and 119.

- * The Board tentatively approved the payment to Fuentes Painting for the trim repainting project.

- * Maria McCall-Brandts volunteered to fill the opening on the Board.

- * Suggestions for scheduling the sample replacement tree presentation at Building 7630 were offered. This subject will be revisited at the August meeting.

New Business:

- * A new survey of dry rot repair cites compiled by Ramstrum Construction was circulated among the Board members.

- * Copies of the year 2001 Reserve Study were distributed to the members of the Board.

The meeting was adjourned at 7:20 p.m.

The next meeting is scheduled for August 9, 2001 at 6:30 p.m.

Eucalyptus Grove Homeowners Board of Directors Meeting

August 9, 2001
Minutes

(The August Board meeting was preceeded by a presentation given by Arturo Gonzalez from Progressive Landscaping on examples of replacement tree types at the Grove. The presentation was attended by 10 homeowners and the Board members present for the August meeting)

Bruce Bennett called the meeting to order at 7:16 p.m.

In attendance were:

Merrill Lynn
Maria McCall-Brandts (unit 240)
James Nguyen
Bill Bold

- Due to insufficient Board member representation, a quorum was not reached. The Board members present elected to hold an unofficial meeting, postponing any Board decisions until the September meeting.

* The owner of unit 301, Mr Beutler, requested inspection of the main balcony deck at his unit through correspondence with J. Nguyen. Ramstrum Construction inspected the area and reported "major" dry rot in this area.

The Board will add this cite to the repair schedule.

The August meeting minutes were reviewed and tentatively accepted by the Board.

The **Treasurer's Report** contained normal expenditures with the following summary:

Total income:	\$32,552.26
Total expenditures:	24,843.12
Transfer to Reserve:	7,709.14
Toatal assets:	420,231.58

Old Business:

- * The current list of homeowners in arears with dues was presented to the Board.
- * The most recent list of dry rot repair cites was briefly discussed by the Board. No new repairs approved at this jucture. The repairs at units 312, 119 and 270/370 are in their final stages at this time.

* J. Nguyen suggested to the Board that the repainting of the white trim be postponed until the replacement tree decision has been reached.

* The Board acknowledged the vacancy on the Board at present.

New Business:

* The display of the sample replacement trees in the area outside of the meeting room was discussed. Information listing the names and description of the trees will be posted on the door of the meeting room. Feedback on the tree selection will be directed to the Suggestion Boxes throughout the development.

The meeting was adjourned at 7:38 p.m.

The next Board meeting is scheduled for Thurs. September 13, 2001 at 6:30 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
September 13, 2001
Minutes**

Bruce Bennett called the meeting to order at 6:51 pm.

In attendance were:

Robherda Lange
Maria McCall
Susan Silvia
James Nguyen
Bill Bold

ABSENT: MERRIL LYNN

(Merrill Lynn sent written correspondence to the Board approving all actions taken in the July and August non-quorum meetings.)

* The Board unanimously approved ratification of actions taken in the July and August meetings.

* The Board approved the appointment of Maria McCall to the Board.

The September meeting minutes were reviewed and accepted by the Board.

The **Treasurer's Report** contained normal expenditures with the following summary:

Total income:	\$30,505.00
Total expenditures:	39,850.60
Current balance:	5,654.40
Total assets:	413,739.02

The Board approved the Treasurer's Report.

M. Lynn submitted the **Landscaping Report** via written correspondence. The report dealt with suggestions made by homeowners on the selection of new trees and proposed the Board select a tree type(or types) to replace the first eucalyptus trees that need to be removed due to disease. The Board tabled action on this subject until the October meeting when M. Lynn would be in attendance.

Old Business:

* The current list of known dry rot repair sites was reviewed by the Board. Repair is in progress at units 201/301. No new repairs were approved at this time.

Ramstrum Construction notified the Board that the existing supply of replacement siding is running low and a choice of a similar siding will need to be made in the near future.

There is, at this time, no exact replacement siding.

Concrete work at unit 239 relating to the drain repair at unit 119 is scheduled for the week of 9/17.

* Fuentes Painting has suggested that painting of the white trim only throughout the development would not be cost effective. The Board will take this recommendation into consideration.

New Business:

* The Board received a request from Progressive Landscaping for an increase in monthly fees-from \$3,969 to 4,366-effective 9/1/01, and the placement of a 40 yard dumpster at the Grove for collection of cuttings at \$225 per month.

Landscaping Coordinator, M. Lynn recommended granting the increase in monthly fees. The Board agreed with the request, effective 10/1/01. More specific details are required on the request for a landscaping dumpster before the Board can offer approval.

* J. Nguyen notified the Board of the investigation of a leaky drain line behind a wall in unit 125 (bldg. 7634). No further details are available at this time. Also noted at this time is the repair of a gas supply line (homeowner paid) at building 7606.

Finally, J. Nguyen recommended the roofs be inspected and any required minor repairs be carried out at all buildings in the development. The Board approved this project.

* Bruce Bennett notified the Board that he has placed his Grove residence on the market indicating his departure from the Board in the near future.

* M. McCall, representing the owner of unit 239, requested the Board consider placing thorn-bearing bushes along building 7630 adjacent to the school property to discourage trampling of the landscaping in this area. The Board accepted this suggestion.

The meeting was adjourned at 7:52 pm.

The next Board meeting is scheduled for Thurs. October 11, 2001 at 6:30 pm.

**Eucalypus Grove Homeowners
Board of Directors Meeting
October 11, 2001
Minutes**

Bruce Bennett called the meeting to order at 6:42 p.m.

In attendance were:

Robherda Lange

Merrill Lynn

Maria McCall-Brandts

Susan Silvia

(all Board Members present)

James Nguyen

Bill Bold

Written Correspondence:

* Mrs. Ziegler (unit 326) requested the ailing eucalyptus trees near building 7624 be removed immediately.

Merrill Lynn will take a look at the trees in question and take appropriate action.

* Mr. Honnold (unit 256) requested a flag pole be installed at the entrance area to the development.

The Board elected to take no action on this request.

The **September Meeting Minutes** were reviewed and accepted by the Board.

The **Treasurer's Report** contained normal expenditures with the following details:

Total income: \$31,728.32

Total expenditures: 12,102.01

Transfer to reserve: 10,280.31

Total assets: 434,465.30

On **Landscaping** issues, a proposal from Progressive Care to repair two areas of bank erosion at building 7640 was approved by the Board.

Ms. McCall-Brandts reiterated the request by the owner of unit 239 to plant thorn-bearing bushes at the west end of building 7630. Merrill L. will look into this matter.

Old Business:

* The Board reviewed the current list of known dryrot damage sites. At this time, repair work is in progress at units 201/301 for dryrot repair. Work on the french drain

restoration at unit 119 is reaching its conclusion. No further repair work is scheduled for this year due to budget constraints. James N. relayed to the Board the notice of a class action suit pending against the manufacturer of the siding used at the Grove. No action taken on this matter.

- * The Board approved the use of funds (\$10,000 initially, with an option for an additional \$5,000) for the start of the tree removal/replacement project. Merrill L. will coordinate this project.

- * James N. reported to the Board the cost of adding 'Green Waste' containers at the dumpster locations would cost \$132 per month for eight 95 gallon containers. The consensus of the Board was the need for this was not present at this time.

New Business:

- * The Board discussed the proposed 2002 budget, and approved it unanimously.

- * The Board approved the reinforcement of the entry slab at unit 256. the work will be done by Carter Construction.

- * Lenz Pest Control has recommended to the Board that building 7620 be fumigated by 'tenting'. The Board agreed to place this project on the Spring 2002 repair schedule.

- * The 2002 Annual Homeowners Meeting is now scheduled for Thurs. Jan. 10. 2002, at the Goleta Valley Community Center.

(At this point, the Board went to **Executive Session**)

The meeting was adjourned at 8:32 p. m.

The next meeting is scheduled for Nov. 8, 2001, at 6:30 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
November 8, 2001
Minutes**

Bruce Bennett called the meeting to order at 6:38 p.m.

In attendance were:

Robherda Lange

Merrill Lynn

James Nguyen

Bill Bold

(Board Members Maria McCall-Brandts,
Susan Silvia absent)

Written Correspondence:

* Mr. Honnald (unit 256) requested the Board grant permission to park an RV in the Phase III parking lot during the Christmas holidays.

The Board rejected the request on the basis of existing parking regulations; James Nguyen will contact Mr. Honnald and suggest the RV be parked in the school parking lot next to the Grove.

* Mr. Schnacker (unit 253) informed the Board of a break-in to his unit on November 7, 2001, and recommended placing a warning to homeowners of this activity in the monthly newsletter.

The Board agreed to put a general note in the newsletter urging homeowners to practice 'common sense' security measures, especially during the Holidays.

The **October Meeting Minutes** were reviewed and accepted by the Board.

The **Treasurer's Report** summarized routine expenditures and month-end figures:

Total income: \$33,630.40

Total expenditures: 23,923.53

Transfer to Reserve: 9,706.87

Total assets: 444,488.82

James Nguyen suggested the Board transfer \$37,000.00 from the Goleta National Bank (Reserve) account to the Grove's working capital to cover a recent dryrot repair, payment for which will be due in December.

The Board agreed with this transaction.

On **Landscaping** matters, Ms. Lynn informed the Board that the most recent survey indicated the need to remove a total of 96 eucalyptus trees-mainly for safety reasons-in the 'First Phase' of the development-wide tree restoration project. In the 'First Phase', 82 trees

would be planted in their place. The projected cost of this would be \$29,770.00, due after the Thanksgiving holidays, when the work would take place.

The Board approved this action, unanimously.

Old Business:

* The Board briefly discussed the current list of known dryrot repair cites. James Nguyen notified the Board of a repair at unit 342/343 stair and common deck area-necessitated for safety reasons, and the dryrot repairs at units 101/201/301, and the 'french drain' work at unit 119 are now complete.

James Nguyen notified the Board that erosion repair work was in progress at the 'frontier' end of building 7640.

On a recommendation of Ramstrum Construction, the Board approved the repair of the stairs at unit 366/367.

* James Nguyen informed the Board that the 'tenting' of building 7620 in April or May of 2002 was still on schedule.

* The entry way pad reinforcement was not, at this time, in progress (Carter Construction) as relayed by James Nguyen. (This Board approved project was apparently slowed due to scheduling) # 256 .

* The Board briefly discussed the possiblitiy of planting bougainvillaeas, as well as erecting a fence in the area of the sump pump for building 7630.

New Business:

* The Board approved the conversion of the unused handicap parking space in the Phase I parking lot back to a standard parking space.

* As suggested by a homeowner, the Board approved the widening of two narrow parking spaces in the Phase I lot by elimination of surrounding bushes and placing stepping stones in their place to ease access to these spaces.

* The repair of a downed fence on the 'creek side' of building 7620 was approved by the Board.

(At this point the Board went to **Executive Session**).

The meeting was adjourned at 7:47 p.m.

The next meeting is scheduled for Dec. 13, 2001.

Eucalyptus Grove Homeowners Board of Directors Meeting

December 13, 2001

Minutes

Bruce Bennet Called the meeting to order at 6:38 p.m.

In attendance were:

Merrill Lynn
Maria McCall-Brandts
Susan Silvia
James Nguyen
Bill Bold

* In a letter to the Board, Ms. Jasso (unit 328) cited various parking problems and speeding violations at the Grove.

The Board briefly discussed the above items and approved painting "5MPH" at four locations on Eucalyptus Dr. and Monarch Land.

* The November Board meeting minutes were approved with one correction: the Board authorized the restriping of a group of unassigned parking spaces to standardize their widths since having earlier converted one of the spaces from handicap only to "normal access" type.

* Merrill Lynn provided an update on the tree removal/replanting project stating work is progressing on schedule and this first phase could be completed by the end of the year (2001), weather permitting.

The **Treasurer's Report** contained expenditures, with the following summary:

Total income:	\$30,884.40
Total expenditures:	\$92,309.35
Transfer from Reserve:	\$57,000.000
Total assets:	\$385,097.91

Additionally, James Nguyen recommended the Board transfer \$40,000.00 from Reserve to operating capital to meet special scheduled expenses of years end. The Board approved this action. + ~~THE REPORT~~.

Old Business:

* The Board briefly discussed the current list of recognized dry rot repair sites. No new repairs are scheduled at this time.

* James Nguyen relayed the assessment from Ramstrum Construction that the stair stringers at units 366/367 are structurally sound and would not need to be replaced until early 2002.

James Nguyen reported:

- 1) A progress payment of \$8,931.00 would be made soon to Progressive Landscaping toward the \$29,770.00 tree removal/replanting project.
- 2) No action yet on the porch and sidewalk reinforcement, to be performed by Carter Construction.
- 3) Termite fumigation of building 7620 to be scheduled for April or May of 2002.

* The annual Homeowners meeting is scheduled for Thursday, January 10, 2002 , 6:30 p.m. at the Goleta Valley Community Center.

New Business:

* Robherda Lange requested the Board Consider options for better displaying of building numbers on the buildings themselves.

The Board agreed to investigate possible solutions for this.

* Maria McCall-Brandts noted a broken fire extinguisher box at the end of building 7630.

* The Board ^{APPROVED} ~~acknowledged~~ the preparation of the Association annual financial review and tax return by Hudson & Co. C.P.A. Bid price \$910.00

* James Nguyen notified the Board that the contract with Thomas Towing needs to be resigned due to detail changes relative to towing regulations.

* The Board unanimously approved an increase in salary for the Landscaping Manager of an additional \$50.00 per monthly.

(At this time the Board convened in Executive Session)

The meeting was adjourned at 7:40 p.m.

Next scheduled meeting is the Annual Meeting 01/10/02, 6:30 p.m. at Goleta Valley Community Center.