

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, AUGUST 12, 2021 (6PM) VIA ZOOM

Zoom link: <https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616 / Passcode: 71139 or call 1-669-900-6833

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. If the meeting time is scheduled for after business hours, please call that morning of the meeting to let us know that you're planning to come. Thank you.

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES (7/8/21)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See attached Financial Summary & Balance Sheet

Operating Expenses are about 20+% below budget thru end of last month on cash basis

Res. Expenditures for last month: Gym, dryrot repairs, re-leveling bldg

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment of trees

Vendor Evaluation

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Dry rot repair & painting and approval/ratification of proposals & invoices
- b. Updating the governing documents with Adams - Stirling;
- c. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Engineering
- d. Repairs: DG paths, Sidewalk; Roofs; Siding or dry rot repairs
- e. Gym - update / Survey / Repairs / Remodel
- f. Pool facilities, sauna, status & COVID-19 related issues
- g. Ext light fixtures
- h. Address signs; pathways & signs & address for pool (bills & plans 7618 vs 7622 for pool)
- i. Trash enclosures

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Revision of fine schedule
- b. Committees
- c. Gate codes
- d. Recording liens
- e. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member)

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off
- Noise disturbance & related activities - legal opinion

8. ADJOURNMENT (Scheduled meeting –9/9/21 @ 6PM via Zoom or 7610 Hollister, Meeting Room)

egagenda.doc 8/8/21

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com