

EUCALYPTUS GROVE OWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
May 12, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

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

Homeowners present: Bill Rauch #351, Natasha Bruskin #345, Craig Nicholson #247.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Board Nominations:

Tamara nominates Colin for President, Chris seconded. Unanimous with Colin abstaining. Joe resigned as Treasurer, Colin moved to accept resignation, Owen seconded. Unanimous with Joe abstaining.

Chris nominated Tamara as Treasurer, Joe seconded. Unanimous with Tamara abstaining. Joe elected Member at Large.

Owners Requests:

Bill: Requests a maintenance/handyman be hired to inspect & maintain grove buildings and complex. Board will investigate.

Natasha: Nuisance complaint, neighbors at #346 doing construction for the last two months. Owner of 346 claims it's sporadic work. Natasha claims they are remodeling the attic. Chris moved to allow James to contact owner of 346 to see if he can see unit. Tamara seconded. Unanimous.

Craig: Can attest to noise from unit #346. Reported damaged kiosk at front gate and wanted to thank Consolidated Overhead Door for their quick response. Also thanks to Envirosaping for quick response to car accident clean up.

Approval of Prior Meeting Minutes: 4/14 Joe moved to accept minutes as presented. Chris seconded. Unanimous. 4/28 Chris moved to accept as presented, Joe seconded. Unanimous.

Landscape Report: Sinkholes being repaired, Polecraft split rail fence repaired, 7626 sidewalk repaired, car accident clean up and hedge replacement. Drip conversion behind pool in progress. New bike parking completed.

Solar Committee: May be challenges, need to decide on overall goals, Jim Dewey asked for as built plans of development, common area electric bills and age of roofs. Could have funding issues, need more investigation.

Vendor Evaluation: Enviroscaping: thanks for accident clean up and landscape looks great.

Treasurer's Report

	Apr 22	YTD
Total Income	\$68,920.04	\$283,292.10
Op. Expenses	33,665.64	123,283.31
Reserve Expenditures	7,831.25	61,776.25
Total Expenditures	41,496.89	185,059.56
Transfer to Op Res	(27,423.15)	(98,232.54)
Transfer from Op Res	29,266.00	117,064.00
Transfer to Reserve	(29,266.00)	(117,064.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,441,721.30	
Due from Unit Owners	\$ 5,449.47	
Total Assets	\$ 2,452,170.77	

Operating Expenses are about 9%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers 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 Associations 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 Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals:
- b. Updating governing docs: Meeting 5/26 at 6pm
- c. 7632 foundation: Quote from Beachside for \$50,875. Joe moved to accept bid, Tamara seconded. Unanimous
- d. Repairs DG pathway, sidewalks: Lights along new DG pathway in progress, Fence also in progress, Don needs a lot of space to stage materials. Joe moved to fix chain link fence by LogMeIn. Colin seconded, unanimous.
- e. Gym: In progress, will resurvey owners for wants/needs
- f. Pool facilities & COVID: consolidate signs, make more aesthetic. Tamara moved to reverse osmosis pool to clean water, Joe seconded. Joe, Colin, Tamara yes. Owen and Chris abstained
- g. Address signs: Owen moved to accept Freedom Signs quote, \$3,836.48. Tamara seconded. Unanimous.
- h. #318 new patio cover: none.
- i. Bike Rack Purge: 6/15/22.
- j. Little libraries/Bat boxes: Bat boxes arrived will be installed soon.EV charging stations: Colin motioned to change Tamara's new monthly total to \$40/month. Joe seconded. Unanimous with Tamara abstaining. Colin moved a motion to true up

(reimburse) Tamaras bill for \$104.02. Joe seconded. Unanimous with Tamara abstaining.

New Business

- a. Bank signature card: tabled
- b. List from Bill Rausch: red paint on curbs, rails waiting on bids, dirt subsidence under unit 224.
- c. Rekeying common doors: Chris motioned to rekey meeting room, storage, pool equipment, pool gate, and pool restrooms with master key. Colin seconded. Unanimous approved.
- d. 127 window and slider: tabled.
- e. Change newsletter format: tabled.
- f. Building plans: tabled.
- g. Website: tabled.
- h. Patrol: Owen motioned to look into renewing agreement with Sherriff and professionally repost the sign. Chris seconded. Unanimous.
- i. T bills resolution: tabled
- j. Vehicle accident: 4/29/22: Criminal DUI sherriff won't give insurance info. Could be month out before information is given and reimbursement to take place.
- k. Annual roll off dumpster: Colin moved to have roll off from 6/17 to 6/20. Owen seconded. Unanimous.
- l. Recording liens: none.

Colin moved to adjourn the meeting at 8:36PM. Chris seconded. Unanimous.

Next Meeting 6/9/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:36PM

Submitted by: Matt Mora