

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**December 14, 2017 (6PM)**  
**7610 Hollister Ave, Goleta (Meeting Room)**  
**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Joe Mora, Gia Ippolito, Howard Lange and Cathy Leyva.

**Homeowners present:** Sarah Reichert #209, Bill Rauch #351, and Chris Hall #351.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Gia Ippolito (Matt Mora absent)

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

**Owners Requests:**

**Sarah R. #209:** Kitchen floor sloping issue.

**Bill R. #351:** Ant treatments on 7634 (request). Motion by Joe to approve treatment of 7634 for ants first (\$300 for 1 building); Howard second. Unanimous. Also discussed fumigation for termites next May or June.

**Chris H. #351:** Small parking spot (large trucks parking on curb). Asked for notice in newsletter. Towing overview regarding CC&R's. Front door questions.

**Approval of Prior (Nov 2017) Meeting Minutes:** Howard moved to approve. Joe seconded. Unanimous.

**Landscape Report:** Motion by Cathy for Craig to have authority to decide on mulch application, root barriers and concrete sidewalk by Enviroscaping. Howard seconded. (Joe abstained). Approved.

**Treasurer's Report**

	<b>Nov 2017</b>	<b>YTD</b>
Total Income	\$64,570.00	\$729,548.02
Op. Expenses	31,687.38	329,014.98
Reserve Expenditures	0	369,507.71
Total Expenditures	31,687.38	761,522.69
Transfer to Reserve	(32,882.62)	(311,522.33)
Transfer from Reserve	0	347,272.00
Balance in Savings	\$ 2,252,071.17	
Due from Unit Owners	\$ 17,609.70	
Total Assets	\$ 2,274,680.87	

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

**Old Business:**

- a. Updating Governing Docs: no action.
- b. 7632 #347-front door: done by owner.
- c. Sidewalk repair/replacement: Joe to provide bid for 7638 #263 (about 80 sq ft).
- d. Roofs/gutters/downspouts: Note in news for people to call Management.
- e. Siding repairs pending weather: #335.
- f. Leak from #354 to #254: no further news.
- g. #209 kitchen floor: James to contact Carter Construction for a price.
- h. Bat Houses: no action taken.
- i. #243 & #343 neighborly issues: no further news.
- j. Annual meeting at 1/11/18, at 6pm, at GVCC (Craig, Gia, Howard – terms ending; 2 yr term): Gia not able to stay next year.
- k. #335: Motion by Howard to get a legal opinion if Assoc is able to insist on inspection of unit (James to contact attorney). Gia seconded. Unanimous..

**New Business**

- a. Deep root fertilize eucs (SB Pest \$2,800) – Motion by Cathy to approve this. Joe seconded. Unanimous.
- b. Front gate motors: Board decided to let them ride and replace them when they stop working.
- c. #347- sola tube?: Board not open at this time to permit an installation of a roof sola tube.
- d. Termite & pest treatment: discussed under owners request.
- e. Building light bulb replacement frequency: ask electrician to look at stair light sockets. James investigating.
- f. Recording liens: none at this time.
- g. Other items to be put on next month's agenda: Fire preparations (Howard)

**Next Meeting 1/11/18** at 6PM, at Goleta Valley Community Center.

Board to meet in Executive Session to discuss fees in arrears & litigation.

Meeting adjourned at 7:45 PM

Submitted by: Gia Ippolito standing in for Matt Mora, Scribe.

