

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

October 13, 2016 (6PM)

7610 Hollister Ave., Goleta (Meeting Room)

(Subject to Board's Approval)

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

Homeowners present: Sonia Dunn of Unit 309; Joan Minder Unit 102; Neil Vanderwoude of Unit 306.

Management: James Nguyen of Bartlein & Company, Inc.

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

Owners Requests:

Sonia: Noticed older man going into the trash enclosures by her unit. She saw him reach into the trash and recycle bins and remove some items. She approached him and he claimed he was picking up recyclables. Sonia told him he was on private property and he responded that lives here at the Grove. He also told her that he already had permission from Marborg and the board to remove recyclables from the bins. Craig (Board President) had already approached him and said it is not appropriate behavior but according to Sonia she saw him as early as 10/10/16. Sonia also commented on the number of cars abusing the 72 hour parking, noticed some are covered in debris and never move. Others with "fake" registration stickers. Board told her that parking is enforced around complex but it is difficult to enforce in long term parking lot as long as the registration is valid.

Joan Minder: Unit 101 had a slab leak and 203 had a leak as well. She is in between the two units and is concerned that she could be next. She requests the Association to fix the pipe in the slab prior to it leaking. Board to think and get back to her with a response for preemptive fix.

Neil Vanderwoude: Wants to install a sail awning to cover back porch. Board concerned how the awning will be anchored and worried it might fall or fly away in a wind storm. Owner needs to come back and explain how it will be securely anchored or look for another design of awning.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes. Howard seconded. Unanimous.

Landscape Report: Smoking designated area installation complete. Making progress on repouring of sidewalk sections. In process of sidewalk repair a sinkhole was discovered due mainly to a French drain issue. Plants are on order for the front gate. Proposal issued for 7632 246-247sidewalk replacement for \$2,400. Cathy motioned to accept the proposal, Howard seconded. Joe abstained. Unanimous. Joe also hasn't had time to call Action Tree for the final round of tree trimming. Joe submitted another proposal (partial

list) to replace 20 posts and 30 rails that have rotted around the complex for \$2,980. Cathy motioned to accept proposal, Howard seconded, Joe abstained. Unanimous. Joe also mentioned that at 7602 Unit 101 the exterior wall needs to be re waterproofed. Cathy motioned to allow enviroscaping to repair the wall on a time and material basis not to exceed \$5,000. Howard seconded, Joe abstained. Unanimous.

Treasurer's Report

	Sept 2016	YTD
Total Income	\$69,758.55	\$597,931.51
Op. Expenses	25,461.25	258,910.54
Reserve Expenditures	23,851.56	39,846.56
Total Expenditures	49,312.81	298,757.10
Transfer to Reserve	20,445.74	297,948.41
Transfer from Reserve	0.00	1,877.00
Balance in Savings	\$ 2,271,502.18	
Due from Unit Owners	\$ 12,444.23	
Total Assets	\$ 2,288,946.41	

Operating Expenses are about 14.5%+ below on cash basis

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

Vendor Evaluation: Compliments received on new gate system. Sauna not operating. Smitty's Towing very slow to respond.

Old Business:

- a. Updating governing documents: in progress.
- b. Front Gate system: Fire department key doesn't work. Cathy motioned to pay \$10,500 hold \$1,000 as retention. Howard seconded. Unanimous.
- c. Receipts from slab leak from #254-still none.
- d. 7626 #229 Dish attached to bldg., lattice work- dish removed and repaired. Owner can install lattice in private patio as long as it matches rest of complex.

New Business

- a. Draft of 2017 budget- after lengthy discussion, Joe motioned Cathy seconded. Unanimous approved.
- b. Website-back up and running.
- c. 7602 #101 re waterproofing block wall-see landscape report.
- d. 7606 #306 sail awning-See owner request.
- e. Annual review or audit and tax returns-Cathy motioned to audit, Howard seconded. Unanimous.
- f. Wood repairs-7634 #352 cracked siding and trim.
- g. Switch Dec meeting date-no longer needed to have it switched.
- h. Recording liens-none.

Next Meeting 11/10/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:59PM

Submitted by Matt Mora, Scribe.