

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2015 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Carolyn Finney of #316, and Nassem Aziz of #365

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Carolyn of #316: Request to install retractable screen door to front door. Cathy moved & Howard seconded. Unanimously approved.

Naseem of #365: Request to install new screen door to front door. Joe moved Jaime seconded. Unanimously approved.

Approval of Minutes:

Approval of minutes (10/8/15): Joe moved & Howard seconded. Unanimously approved.

Treasurer's Report:

	Oct 2015	YTD
Total Income	\$71,087.80	\$675,133.71
Op. Expenses	76,024.59	363,319.32
Reserve Expenditures	0.00	16,975.97
Total Expenditures	76,024.59	380,295.29
Transfer to Reserve	35,063.21	364,292.22
Transfer from Reserve	40,000.00	70,990.00
Balance in Savings	\$1,939,799.92	
Due from Unit Owners	\$19,020.57	
Total Assets	\$1,963,820.49	

Operating Expenses are about 0.2+% over budget on cash basis

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

Landscape Report:

Per Joe, removal of lawns underway and on schedule; Jose Soto (gardener) complaining of bird feeder at 7628 building creating a rodent problem.

Old Business:

- a. Updating governing documents: tabled for now.
- b. Insurance coverage resolution from Dongbu carrier covering to original builders specs. Joe moved to approve, Howard seconded. Unanimously approved.
- c. New front gate system to be installed starting next week.
- d. Pool bath doors: Joe moved and Jaime seconded to accept the Beachside proposal for new fiberglass doors for the amount of \$ 2,780. Unanimously approved.
- e. Jacuzzi light and conduit repair completed by Beachside.

New Business

- a. Draft of proposed 2016 budget discussed at length by board. Joe moved, Cathy seconded to approve proposed budget as presented (monthly fees to remain the same). Unanimously approved
- b. Bike racks in regards to old/abandoned bikes. Bike racks too full; association to purge sometime next spring; announcement in future newsletters.
- c. Annual meeting scheduled for 1/14/16 at 6PM at GVCC (term expiring: Craig, Howard, Jaime). Notice / Proxy to be sent out with SASE.
- d. Wood repairs needed Cathy moved and Joe seconded the approval of Beachsides bid for rear balcony repair at unit #304 for amount of \$2,460.00 and the bid for mid landing repair at unit #358 for \$880. Approved unanimously.
- e. Recording Liens: none at this time.
- f. It was unanimously agreed to start Matt Mora on 11/1/15.

Next Meeting 12/17/15 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:42PM

Submitted by Matt Mora, Scribe.