

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

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

Homeowners present: Bill R. #351, Joan M. #102, Craig N. #247, Teresa M. #349, Cathy L, #369, Colin S #318.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Joan: requesting ramp for ADA access for her parking space, and ADA access to mailbox kiosk. She is investigating the type of vehicle she will be needing. Board will look at the parking area near her unit to identify potential solutions.

Teresa: Wants to know status of gym remodel, has been too long. Board discussion in new business.

Craig: Citing board president allegedly not following Assoc rules, including after hours pool issue, gym floor contractor issues since February. Board will discuss in executive session.

Bill: Submitted list, mailbox kiosk key fixed by post office. There was a leak in building 7634, suggests we label individual water meters, pool gate needs painting, soil erosion by railroad and dead tree by railroad tracks on railroad property, fire extinguisher survey.

Cathy: Creek sign missing by her unit. Meeting in person in the Meeting Room. Apparent after hour pool use by board member is disturbing.

Colin: Noticed lack of pathways between units. 7636 smoke issue. Colin moved to flyer 7636 with no smoking reminder. Chris seconded. Unanimous.

Approval of Prior Meeting Minutes: 5/12 Chris moved to accept minutes as presented with change of Bill requested maintenance person to Bill requested structural maintenance company with handyman to make repairs as well as maintain log to record maintenance needed, date completed, cost, and who did it. Colin seconded. Unanimous. 5/26 Colin moved to accept as presented with change of Joe Mora absent. Chris seconded. Unanimous.

Landscape Report: 7610-7628 trenching ready for lights, pressure washing sidewalks and stairs. Pool creek planting on Saturday. Can Joe have permission to have Action Tree come and give a bid for some trees that are safety concerns. Optimize Electric proposal for \$1,950 for landscape lights, Chris moved to accept, Joe seconded. Unanimous.

Solar Committee: Phase 1 target for charging station in “car wash” space

Treasurer’s Report

	May 22	YTD
Total Income	\$72,474.05	\$355,766.15
Op. Expenses	31,553.27	154,836.58
Reserve Expenditures	3,974.69	65,750.94
Total Expenditures	35,527.96	220,587.52
Trans to Op Reserve	(36,946.09)	(135,178.63)
Trans from Op Reserve	29,266.00	146,330.00
Transfer to Reserve	(29,266.00)	(146,330.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,478,968.64	
Due from Unit Owners	\$ 4,245.88	
Total Assets	\$ 2,488,214.52	

Operating Expenses are about 11.3%+ 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. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: POD rental, Joe moved to accept container for wood storage, Colin seconded. Unanimous. Enviroscaping proposal for \$8,620 to convert hillside behind Ellwood school to drip and plant some plants, Owen moved to accept Chris seconded. Unanimous with Joe abstaining. Proposal from Enviroscaping for \$1,440 to infill hillside by unit #135. Colin moved to accept, Chris seconded. Unanimous with Joe abstaining. Proposal from Abbey Carpet for \$4,750 for gym flooring install. Joe moved to approve with a not to exceed \$6,000 for bumper guards around gym interior, Chris seconded. Unanimous. Proposal from Beachside for \$2,680 for trash enclosure doors siding replacement (from smooth to current grain siding),

Chris motioned to approve line item one for \$1,420. Owen seconded.

Unanimous. Proposal from Drain Masters for \$7,500 to clean manholes sewer drains from 7602-7640 and \$2,150 to clean main manhole in creek bed between 7602 & 7620. Colin moved to accept, Owen seconded. Unanimous

- b. Updating governing docs: Special Meeting 6/22/22 at 6pm
- c. 7632 foundation: Find architect for permits
- d. Repairs DG pathway, sidewalks: In progress
- e. Gym: In progress
- f. Pool facilities & COVID: tabled. Thanks to Craig for citizen's arrest of trespasser.
- g. Address signs: ordered
- h. #318 new patio cover: tabled
- i. Bike Rack Purge: scheduled for 6/15.
- j. Little libraries/Bat boxes: tabled
- k. EV charging stations: tabled
- l. Bank signature cards: tabled
- m. Inspection of walkways and balconies: tabled
- n. Roll off dumpster: End of June 6/17-6/20
- o. Rekeying all common doors: Tri-County \$1,383.18 for Arrow locks. Cal Coast \$2,846.23 for Schlage locks. Joe moved to approve Tri County bid, Owen seconded. Unanimous.

New Business

- a. Request by 102: see owner
- b. List from Bill R: see owner
- c. Changing ped gate code: tabled
- d. Pool gate mesh: Colin moved to replace both gates with plexiglass, Black in front and clear for back door. Joe seconded. Unanimous.
- e. Changing newsletter format: tabled.
- f. Website: tabled.
- g. Patrol: tabled.
- h. Recording liens: none

Special board meeting for gov docs: 6/22/22, at 6PM, via Zoom.

Next regular board meeting: 7/14/22, at 6PM, via Zoom.

Colin moved to adjourn the meeting at 8:45pm. Chris seconded. Unanimous.

Submitted by: Matt Mora, Scribe