

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

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

Homeowners present: Kim R #135, Karen M. #259, Bethany I. #245, Craig N. #247, Jim D. #339, Garret K. (Representing #203).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Kim: Wants to install a split AC/Heating unit in condo. Chris moved to accept proposal as submitted because of lack of natural airflow with request that the unit be wall mounted. Colin moved to accept, Tamara seconded. Unanimous

Bethany: Request to install window AC unit to condo. Tamara moved to accept as long as Doctor's note (medical accommodation) is provided to the Board. Joe seconded. Unanimous.

Karen: Interconnection of air ducts discovered causing cig smoke from one unit to seep into her lower bathroom. She had an architect review and may have a possible solution. Contractor being contacted to see what can be done to resolve issue.

Jim: Can he temporarily store his mother's 25' RV by carwash spots for the weekend while he moves his mother. Oct 15-23. Chris moved to allow with conditions of a fine of \$50/day every day if it's left there after the 23rd, and nobody can reside in RV while its being stored. And it's parked at "your own risk." Colin seconded. Unanimous. Sign to be made to be put in window showing the stipulations.

Craig: Why can't Jim park the RV along street like everyone else? Parking violations not being enforced by board members. Covered car parked by mail kiosk for weeks in short term parking. Black Mercedes vehicle parked for a long time with expired tags.

Trespassers in pool early in the morning, Board not working to fix this problem. Tamara moved to put creating a committee for patrolling on the agenda and monitoring service on the agenda. Sauna door was not closing properly but was quickly repaired by beachside. Key card control at pool gate was opened and tampered with. Consolidated came and repaired. Thanks to Ashley for monitoring pool and water quality.

Approval of Prior Meeting (9/8/22) Minutes: Colin moved to approve with "pool front gate" added to comments by Craig Nicholson. Tamara seconded. Unanimous. Colin moved to accept executive minutes Chris seconded. Unanimous.

Landscape Report: Mulching at Ellwood School hillside in progress. Tree work done. Pagoda light moved so Envirosaping could pour concrete for handicapped accessible ramp. Hollister fencing to start in November with Beachside.

Solar Committee: Nothing

Gym Committee: flooring and bumperguard done. Get Masterclean to aggressively clean construction dust. Owen asked if we could put old equipment back until new equipment delivered. Colin moved to have CaliFitness assemble equipment for \$850. Owen seconded. Unanimous. Joe moved to accept refurbishing of treadmill for \$630 by approved CaliFitness. Chris seconded. Unanimous. Colin moved to approve CaliFitness monthly maintenance bid as long as its under \$150/month. Tamara seconded. Unanimous. Colin moved to have COX install internet to Gym. Joe seconded. All yes, Chris No. Passed. Owen moved to add internet. To meeting room. Tamara seconded. Unanimous

Website Committee: Modified sidebar and links

Treasurer's Report

	Sept 22	YTD
Total Income	\$70,020.08	\$643,052.36
Op. Expenses	43,882.18	317,000.55
Reserve Expenditures	23,923.66	177,112.92
Total Expenditures	67,805.84	494,113.47
Transfer to Op Reserve	(2,214.24)	(183,938.89)
Transfer from Reserve	0.00	35,000.00
Balance in Savings	\$ 2,493,809.04	
Due from Unit Owners	\$ 6,097.93	
Total Assets	\$ 2,504,906.97	

Operating Expenses are about 13%+ 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. #259-Cigarette smell: See owner's request.
- b. #135-mini split AC: see owner' request.
- c. Request for 102 special accommodation parking: in progress
- d. Dry rot repair: ClearView to clean out roofs and gutters for \$3,995. Joe moved to accept. Owen seconded. Unanimous.
- e. Updating governing docs: tabled.

- f. 7632 foundation: waiting for City of Goleta to issue permit.
- g. Repairs DG pathway, sidewalks: unit 102 ongoing sidewalk repair. Power washing done. Colin moved to have Enviroscaping do three more days of power washing. Tamara seconded. Unanimous with Joe abstaining.
- h. Gym: see committee report. OK to pay Abbey Carpet \$8,520 for installation of floor & sidewalls.
- i. Pool facilities & sauna: tabled.
- j. Address signs: not painted yet but new posts installed.
- k. EV charging stations: get quote for EV charging stations from owner in complex.
- l. Bank signature cards: tabled.
- m. Inspection of walkways and balconies: tabled.
- n. Website: see committee.
- o. List from Bill R: tabled.

New Business

- a. Special Meeting for budget discussion: 10/26/22 @6:00pm via zoom.
- b. Changing ped gate code: tabled
- c. Annual review or audit: Joe moved to do the audit. Tamara seconded. Unanimous.
- d. Gutter cleaning: see Old Business 'D'
- e. Grant funding: tabled
- f. Short term rental: Executive Session
- g. Recording liens:

Summary of last month's Executive Session: approval of contract. Assess fine 1 unit.

Colin moved to adjourn the meeting at 8:02pm Chris seconded. Unanimous

Next Meeting 11/10/22 at 6PM, Via Zoom.com

Submitted by: Matt Mora