

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 6, 2020 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora.

Homeowners present: Mailey Moua-Johnson of Unit 217; Sierra Mullenary of Unit 307; Sarah Reichert of Unit 209.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Craig called **adjourned annual meeting** to order (6:02 pm). Proof of notice issued January 15, 2020. There are 88 proxies or owners in attendance constituting a quorum. Joe motioned to ratify actions taken on January 9, 2020, Annual Meeting. Howard seconded. Unanimously approved. Adjourned annual meeting closed and **Regular Board Meeting** followed.

Regular Board Meeting - Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Mailey M.: Unit 217. Her renter had bumper damaged by rebar sticking out of car stop in parking lot. Unfortunately a resident had moved rebar loose by driving over carstop repeatedly. The parking lot is park at your own risk. Board will see estimates from body shop and discuss at a future meeting.

Sierra M.: Unit 307 Window A/C realized it was an issue and apologized. Had A/C since 2011. Nine years and no complaints from neighbors. Husband has severe anxiety and needs A/C because he has panic attacks when he sweats. Owner has a Doctor note confirming. Board will discuss in executive session.

Sarah R.: Unit 209. Would like screen door replace with white metal unit. Colin motioned to approve request. Howard seconded. Unanimously approved.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes with change in executive session, change unit 207 to 307. Howard seconded. Unanimously approved with revision.

Treasurer's Report

	Jan. 2020	YTD
Total Income	\$67,830.00	\$794,760.00
Op. Expenses	28,925.40	28,925.40
Reserve Expenditures	38,651.92	38,651.92
Total Expenditures	67,577.32	67,577.32
Transfer to Op Reserve	26,951.65	26,951.65
Transfer to Reserve	27,204.33	27,204.33
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,669,129.80	
Due from Unit Owners	\$6,397.36	
Total Assets	\$ 2,680,527.16	

Operating Expenses are about 2.4%+ below on cash basis.

Treasurer's Report unanimously accepted. Joe 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. Colin seconded. Unanimous.

Landscape: Action tree finished approved work. A lot of weeds. Big water issue, a lot of water coming up in the middle of the asphalt by 7636 and 7628. Joe asking for permission to dig on either side of the asphalt to look for leak. Colin motioned to allow Joe/Enviroscaping to dig to look for leak to see if its irrigation or Goleta Water District. Chris seconded. Unanimous with Joe abstaining

Vendors: Clogged man holes jetted. Front exit gate stuck open and eventually repaired. Pool gate readjusted by Consolidated.

Old Business:

- a. Updating Governing Docs: Told 6-10 weeks to update Governing Documents, it's been 17 weeks. Craig is working on it.
- b. 7632- Foundation work: Haven't heard back from Carter Inc.

- c. Sidewalk repair/replacement Siding or dry rot repairs: ongoing
- d. Carport fascias: Ongoing
- e. Gym: Proposal for design \$12,500.00 should get more bids
- f. Signs front gate: Installed.
- g. #307 AC: see owner's request above.
- h. Violations from walk around: James provided sample notice of violation for Board to fill in and leave on door. Colin will revise.
- i. Action Roofing: Chris motioned to pay Action Roof \$1,000 remaining balance for finishing gutter job. Colin seconded. Unanimously approved.

New Business

- a. Unit #315 AC: Gone
- b. Unit #203 lattice enclosure work for patio request. Joe moved to approve. Howard seconded. Unanimously approved.
- c. Unit #209 Front screen door: See Owner Request above.
- d. Unit #217 Damage to front of vehicle: See Owner Request above.
- e. Unit #107 sewer line under living room: Colin motions to request permission from Unit owner to dig up floor and repair sewer line. Chris seconded. Unanimously approved.
- f. Adobe Acrobat: Request searchable PDFs.
- g. Recording Liens: None.

Summary of last month's executive session: possible fine for unit in violation.

Next Meeting 3/12/20 at 6PM, at 7610 meeting room
Meeting adjourned at 8:00PM

Submitted by: Matt Mora