

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**THURSDAY, JUNE 8, 2023 (6PM) Via Zoom**  
**(Subject to Board's Approval)**

**Board Members present:** Colin Smith, Christine Hall, Joe Mora & Tamara Simmons

**Absent:** Owen Roth

**Homeowners present:** Robert Bomagat #346, Rhea Harris-Junge #337, Craig Nicholson #247, Bill Rauch #351.

**Management present:** James Nguyen & Javier Magana, Scribe.

**1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM (6:02PM)**

Colin notified everyone that Board will immediately go into executive session to discuss with an owner re potential discipline for about 10 minutes.

Board meeting reconvened at around 6:14PM.

**2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

a. Rhea Harris-Junge: Smoke odor around her building; messy unit; recycling of film plastics.

b. Craig Nicholson – coat rack in women's bath was recently stolen; Beachside was assigned to do the work but the new caretaker can deal with these smaller jobs. Also, the current gate system seems adequate.

c. Bill Rauch – walked the property with the new caretaker, Jim Dewey, and passed the list of repairs on to Jim to complete. Board thanked Bill for all his efforts.

**3. APPROVAL OF PRIOR MEETING MINUTES (5/11/23 )**

- Tamara moves to approve the regular minutes. Colin seconds with provision that the minutes will not be italicized in the future. All in favor and unanimously approved. Minutes were italicized to differentiate from the agenda since they look similar.

- Colin moves to approve the executive minutes. Chris seconds. All in favor and unanimously approved.

Summary of last month's executive minutes: assessing fine amount, scribe compensation, noise disturbance.

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

Operating Expenses are about 13+% below budget thru end of last month on cash basis

Res. Expenditures for last month: Landscape improvements at 7640 & painting of new fence & wood siding

Suggested Motion: Move to approve the Treasurer's 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 Association's 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 Association's budget or otherwise approved by the Board.

- Joe moves to approve along with statement above. Colin seconds. All in favor & unanimously approved.

- Landscape recommendations & proposals: Joe Mora gave update on weeding and working with Beachside on root barrier installation.

Landscape recommendations & proposals: Joe gave an update on weeding work, root barrier installation, and working with Beachside on front fence installation.

Lighting review: Per Colin further progress has been made.

**Committees:**

Gym: Per Colin, leg extension on gym equipment still needs to be installed; Joe suggested that the caretaker (Jim Dewey) do the work. Colin to contact Jim Dewey; CaliFit will install a part on the Cable Cross gym equipment

Sunshine-solar: See 5i below

Website: The website is up and running. Compliments to Colin and Tamara.

Social: Tabled

Gov Docs: Per Christine Hall more progress is being made on updating the gov docs.

Vendor evaluation: Per Colin, Tropical Pools only replaced 2 of spa drain covers and the other 2 covers look old. James will ask the pool company to replace the two old spa covers the next time the jacuzzi is drained, if needed. Colin makes motion of demerit to Hermosa Painting for the refinish work done on the sauna benches. Payment is withheld until correction is made.

Caretaker report: None

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. #259 cig smoke odor seepage; duct rerouted; new bath fan installed – Board had originally authorized \$500 but project cost \$550. Colin moves to have Association pay for the \$550 and not charge unit owner the \$50 over budget. Joe seconds. Motion passes 3-0 with Christine Hall abstaining.
- b. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any) – Crows have been picking at #325 roof and chimney area. Work order has been issued to check roof.
- c. Updating the gov docs; 2<sup>nd</sup> draft of bylaws & CC&Rs received back from attys; pipes & utility doors: Committee to tentatively meet on 6/22/23 at 6PM.
- d. 7632 foundation support work re : #245, 247, 248 sloping floor; stabilized & invoice due: Joe moves to approve beachside invoice. Colin seconds. All in favor and unanimously approved.
- e. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) – Joe working with Beachside on front fence replacement; Colin makes a motion to have the vehicular gates opened until the fence replacement is completed. Tamara seconds. All in favor & unanimously approved. Joe will open them.
- f. Consolidated Overhead upgrades to gates, gym & pool access control: Jim Dewey is working on a proposal to upgrade the entry system for a more economical price.
- g. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating
- h. Signs: Address, pathways, directional, speed limit, no trespassing, pool area – Joe makes motion that Colin and Tamara can spend up to \$1,000 to replace the pool signs. Christine seconds. All in favor. Joe moves to approve Christine Hall to spend \$50 on a sign for the pool. All in favor.
- i. EV charging station – Tamara gave a presentation on EV charging companies – “Charge Point & EverCharge.” No further action taken.
- j. Pool alarm – Colin moves and Tamara seconds to allow Bill Rauch talk about the pool alarm proposal. Santa Barbara Security Systems Co. has not supplied requested insurance information. Tamara moves to stop trying to get this alarm company to respond. Colin seconds. All in favor. As a courtesy, James will contact the SB Security Systems company to let them now that their services will no longer be needed. Other potential alarm companies: ADP & Bay Alarm.
- k. Inspection of elevated walkways & balconies – proposals: Joe moves to accept Focused Inspection Group’s proposal over William Leys. Tamara seconds. Unanimously approved. Colin moves to accept Focused Inspection Group’s proposal Option Two for \$86,950.00. Joe seconds. Motion passes 3-1 with Chris voting “No.”
- l. Handicap space & motorcycle space by 7628 – Tabled
- m. Job – scribe and payroll service – discussed in executive session
- n. Utility closet at 7620 #324 & 7628 #117 - Colin moves to let Bill Rauch present a blueprint of #117 patio closets for possible structural damage. James to engage Beachside for an inspection of the studs and support after the drywall is removed and before walls are put back.
- o. Trees & Union Pacific Railroad – Tabled

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Seal coat asphalt by Ramsey – Scott Ramsey recommended project to be done in late August or in September. He provided map for 4 phases (\$32,710.) No action at this time.
- b. Fire safety / Air table / HOA debit or credit card - Tabled
- c. Other items to be put on next month’s agenda - None

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner’s request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) hiring; levying fine; noise issue

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting 7/13/23 @ 6PM via Zoom)**

6/13/23

The regular meeting adjourned to executive session at 7:56PM

The executive session adjourned back to the regular meeting at 8:22PM. The regular meeting adjourned at 8:36PM. Submitted by Javier Magana, Scribe.