

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2016 (6:PMish)
Goleta Valley Community Center (Room 6)
5679 Hollister Ave., Goleta
(Subject to Board's approval)

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

Homeowners Present: several owners stayed from the Annual Meeting.

Management: James Nguyen & Bob Bartlein of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:35PM.

Elections of Officers:	Craig Nicholson	President
	Cathy Leyva	Secretary
	Jaime Escobedo	Treasurer
	Joe Mora	Vice-President
	Howard Lange	At Large

Owners Requests:

Various reports of damaged rain gutters

Approval of Minutes (12/17/15): Joe moved & Howard seconded. Unanimously approved.

Treasurer's Report

	Dec. 2105	YTD
Total Income	\$70,110.00	\$ 804,765.01
Op. Expenses	24,699.04	468,520.94
Reserve Expenditures	0.00	16,975.97
Total Expenditures	24,699.04	485,496.91
Transfer to Reserve	45,410.96	428,634.10
Transfer from Reserve	00.00	110,990.00
Balance in Savings	\$1,965,966.10	
Due from Unit Owners	\$18,853.89	
Total Assets	\$1,989,819.99	

Operating Expenses are about 7.7+%+ over on cash basis.

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

Landscape Report: Joe reported that landscape drains are old, filled with dirt and cracked from tree roots and age. Reported a near creek overflow during storm. And Enviroscaping is waiting on new gate system to be installed prior to planting of entryway.

Vendor Evaluation: Board commended Enviroscaping for their clean up work around the complex during and after the storms.

Old Business:

- a) Updating governing documents: (special board meeting on 2/8/16 @ 6PM @meeting room); James to provide hard copy of existing governing documents to those board members in need.
- b) Front Gate System moving along
- c) Draft Letter re handicapped parking spaces-tabled for now

New Business:

- a) Annual treatment of Euc trees by SB Pest for \$2,680.00- Joe Motioned to proceed, Jaime 2nd. Unanimously approved.
- b) Beachside bid to replace sewer line from 7630 (by #121) to Goleta Sanitary West connection for \$6,800. Cathy motioned, Joe 2nd. Unanimously approved.
- c) Designated smoking areas discussed. No action taken.
- d) Statement of Information (Board received copy of annual disclosure)
- e) Recording liens: none at this time.

Next meeting 2/11/16, at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at around 7:15PM.

Submitted by Matt Mora, Scribe.