

# EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

## MINUTES OF BOARD OF DIRECTORS MEETING

THURSDAY, DECEMBER 8, 2022 (6PM) Via Zoom

(Subject to Board's Approval)

Board Members Present: Colin Smith, Tamara Simmons, Joe Mora, Chris Hall, Owen Roth.

Owners Present: Joan Minder #102, Howard Lange #348, Craig Nicholson #247, Karen Mullin #259, Owen Roth #312

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

### 1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM - 6:01PM

### 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...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

Joan#102: Painting handicap spot for her with striping and sign. Colin moved to have HOA paint spot with "102 only" and stripe "no parking" on adjacent space. Tamara seconded. Unanimously approved.

Karen #259: See Old Business.

Craig #247: Suggestions for #259 smoke issue. Drafting of CC&Rs should move along to owners and lawyers.

Owen #312: Gym bathroom faucet takes too long to turn off by itself.

Howard #348: Observing the meeting.

### 3. APPROVAL OF PRIOR MEETING MINUTES (10/13/22 & 10/26/22 )

Nov 10<sup>th</sup> – Colin moved & Chris seconded. With revisions as suggested below by Chris Hall.

Chris' revisions:

*6.B. add bench/shelf to be done as part of poolhouse shower retile project.*

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

Operating Expenses are about 6+% above budget thru end of last month on cash basis

Res. Expenditures for last month: Gym equipment; sidewalk replacement; permit for City

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.

Owen reported. Chris moved, Colin seconded. Unanimously approved.

Landscape recommendations & proposals: Enviroscaping working with Beachside on front fence.

Mulching in progress. Regular maintenance. Trespassers caught trying to steal bike, reported to police. Plant by unit 127 lowered. Old abandoned lights in creek need to be replaced, need proposal from Optimize Electric.

Committees: Gym; Sunshine-solar; Website; Social; Vendor evaluation

Gym: (Owen) Treadmill assembled and running. Signage posted. Missing leg extensions bench add-on

Solar: (Tamara) No quote. Nothing new

Website: (Colin) Forms going to James' spam box. Architectural review page

Vendor evaluation: Thank James for getting City of Goleta involved with Unit #346. Chris moved to have

Hot Tub water filtered two times per year. No second. Colin moved to replace Hot Tub water, Joe seconded.

Unanimously approved.

Colin moved to have lights at 3000K temperature. Tamara seconded. Chris opposed. Others approved. Passed.

Redwood planks at fence were left untarped in the rain.

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

- a. #259 cig smoke smell: Colin moved to proceed with exhaust through crawlspace to front entry with Karen's permission. Tamara seconded. Unanimously approved. Flyer building again re smoking in unit not permitted.
- b. Request by #102 for special accommodations & parking; See Owner's request.
- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any): Fence in progress
- d. Updating the gov docs; Joe moved to push through changes with CC&Rs Tamara seconded. No vote. Chris moved to create a "Governing Document Committee", Owen seconded. Joe No, Rest Yes. Passed
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside will organize now that building permit received.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) none
- g. Pool facilities & sauna; related issues: Owen moved to add motion sensor lights into shower area by sauna. Tamara seconded. No vote.
- h. Address signs: In progress. Tamara moved to accept Colins changes in font to be the same font size on MPH signs. Chris seconded. Unanimous. Colin moved to accept bid from Freedom Signs for \$4,028 for MPH signs. Tamara seconded. Motion was tabled for more information.
- i. EV charging station: tabled.
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking: tabled.
- k. Annual meting 1/12/23 via zoom at 6PM.
- l. Inspection of elevated walkways & balconies: tabled.

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

- a. #127 HVAC split system: Tabled.
- b. #113 New front door: Tamara moved to accept. Joe seconded. Unanimously approved.
- c. Light fixture coordinator log: Matt will submit this month.
- d. After hours pool monitoring (lights / alarm service) tabled.
- e. Resolution to borrow funds: approved.
- f. Recording liens
- g. Other items to be put on next month's agenda

**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)

- 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 1/12/23 @ 6PM via Zoom**

Submitted by Matt Mora, Scribe

Meeting adjourned at 8:49PM