

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 11TH, 2024 (6:15PM) via Zoom
In Person: Goleta Valley Library (500 N. Fairview Ave., Goleta)
<https://ucsb.zoom.us/j/95672538616>
Meeting ID: 956 7253 8616; Passcode: 71139

Meeting Minutes

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 8:21pm

Board Members present:

Colin Smith - President
Christine Hall - Vice President
Owen Roth - Treasurer
Tamara Simmons - Secretary
Joe Mora - Member-at-Large

Managers & Employees present:

Bob Bartlein of Bartlein
James Nguyen of Bartlein
Julia Grigorian, Scribe

Homeowners present:

Craig Nicholson #247
Catherine Levya #369
Tami Jauchen #264
Mary McFarland #354

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); Board to consider the request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

None to report.

3. APPROVAL OF PRIOR MEETING MINUTES (12/14/23)

a. Regular Session (12/14/23)

Tamara moved a motion to approve these minutes. Joe seconded. This was unanimously approved.

b. Executive Session Summary (12/24/23) - fine recommended & ratification

Colin moved a motion to approve these minutes. Tamara seconded. This was unanimously approved.

4. TREASURER, OFFICERS & COMMITTEE REPORTS

a. Reading of the Treasurer's Report.

Operating Expenses are about **2.9+%** above budget thru end of last month on a cash basis.

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 moved a motion to dispense reading the Treasury report as it was read during the annual meeting. Joe seconded. This was unanimously approved.



b. Landscape recommendations & proposals.

A proposal from Action Tree was discussed: Phase I: pruning 17 Red Gum trees along 7620-7624 for \$4,200. Phase II: Trim approximately 25 pines behind 7602-7606, remove selective pine trees: \$6,300; Top two large Eucalyptus trees: \$4,900. Colin initiated a motion to approve the proposals, presented by Action Tree. This was seconded by Tamara. Owen sought clarification on the pricing details before the Board unanimously approved the motion.

c. Committees (EV, Architectural, Events, etc.)

Discussion tabled. :

d. Caretaker or pool report.

Discussion tabled.

e. Vendor evaluations

Motions of Merit: None

Motions of Demerit: None

f. Officer's Reports

None to report.

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

a. Leak from #364 into #264 and #131 - claim filed; received insurance check; disbursement

Tami requested a delay in disbursing the check until a mold study is conducted to ensure the safety of everyone affected. Tami further requested that the Board inspect unit #364 to verify the completion of repairs. Owen proposed a motion to conduct a board inspection of #364 and assess its mold study. James clarified that the Association has the authority to disburse the funds. Colin then amended the motion to disburse all insurance payments to units #264 and #131, while withholding the disbursement for #364. The amended motion received unanimous approval.

b. Owner's responsibility & 2024 Budget; petition, special meeting planned 2/1/24 (6PM) location TBD

Discussion occurred during the Annual Meeting that took place right before this meeting.

c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);

Discussion tabled.

d. Updating the gov docs; 2nd draft of bylaws & CC&Rs

Discussion tabled.

e. Gas lines review & Gas lines for 7638 (Beachside \$29,516)

Discussion tabled.

f. Repairs & bids: DG Paths; V-Ditch; Sidewalk; (if any)

Discussion tabled.

g. Consolidated Overhead: Upgrades to gates, gym & pool access control

Discussion tabled.

h. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating

Discussion tabled.

i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Discussion tabled.



- j. EV charging station
Discussion tabled.
- k. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23
Discussion tabled.
- l. Pedestrian pathway improvements mailbox kiosk across from 7632
Discussion tabled.
- m. Utility closets at 7628 #117
Discussion tabled.
- n. Fire safety - quote for radios / walkie-talkie
Discussion tabled.
- o. Bike rack by 7628
Discussion tabled.
- p. Parking lot lights
Discussion tabled.
- q. Trees & Union Pacific Railroad
Discussion tabled.

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

- a. 7636 & 7602 gas lines
Chris moved a motion to ratify the work replacement at 7602 and 7636 and to authorize Joe to excavate both of those locations. Colin seconded the motion, and it received unanimous approval with Joe abstaining.
- b. Statement of Information
The Board recognized they received this Statement of Information regarding Bartlein and Company.
- c. Other items to be put on next month's agenda
Discussion tabled.

7. **EXECUTIVE SESSION**

Executive Session may only be used to discuss litigation, contracts with 3rd 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.

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

8. **ADJOURNMENT (Next scheduled meeting 2/8/24 @ 6:00PM via Zoom)**

- a. Meeting adjourned at 8:52pm.

For questions contact:
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