

Eucalyptus Grove Homeowners Annual Membership Meeting

January 10, 2019 (6PM)

Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Christine Hall and Howard Lange.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Company, Inc.
About 7 or 8 owners in attendance.

Roll Call

103 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/18.

Prior Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2018 was read, with the following year-end totals:

Total Revenue	\$826,302.01
Operating Expenses	\$402,581.28
Res. Expenditures	\$137,083.94
Savings Accts.	\$2,557,498.77

As of 12/31/18, the Association Reserve is 105.7% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President

Craig Nicholson, noted the association is in great financial situation, some buildings were identified with settling foundations, board in progress of strengthening foundations. Buildings are also being systematically fumigated and the front gate was upgraded.

Landscape Report,

Drought tolerant plants installed in complex. Drip irrigation conversion, tree work and trimming on going, Issue with transients in parking lot being addressed.

Election of Board

The 2-year term of two Board Members Joe Mora and Cathy Leyva were up for re-election and member at large Christine Hall also up for re-election

Two Association Members were nominated to serve two-year terms on the Board: Joe Mora and Christine Hall. Diana Gutierrez was nominated to serve one-year term.

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Joe Mora, Christine Hall and Diana Gutierrez. Motion unanimously approved by Owners in attendance.

Old Business

None.

New Business

- The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2018.
- The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2018.
- Can we use cell phones to open gate? Yes.
- Craig motioned to thank Cathy Leyva for her work as a board member. Howard seconded. Unanimous.
- Encourage homeowners to tell board about any maintenance issues.

Adjournment The **Annual Meeting** was adjourned at 6:32 pm.
A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.