

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Neil Bruskin #345, Tamara Simmons #127, Tom Doty #219, David Kim #321, Colin Smith #318, Owen Roth #312 .

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Neil: Checking on foundation work, concerned of possible damage to unit caused by leveling. Board assured him HOA will cover cost of damage caused by leveling.

Tom: ADA improvements to showers at pool. Add folding chair and hand rail. Colin moved to approve and send design to Don at Beachside to install. Howard seconded. Unanimously approved.

Tamara: Observing.

David: Wants to add chairlift on common stairs to unit. Needs to submit proposal from a licensed contractor.

Colin: Wants to add rolling gate to top of landing on his unit. Howard moved to accept; Chris seconded. Chris, Howard, Joe Yes. Craig No. Colin abstained. Passed.

Approval of Prior Meeting Minutes: Joe moved to accept prior meeting minutes. Colin seconded. Unanimous.

Vendor: Thanks to Joe of Enviroscaping. Ashley, the pool coordinator, is doing a great job.

Landscape Report: 7620 Creek conversion in progress. Regular Maintenance. Action Tree proposal for tree trimming along buildings submitted (approx. 15 ½ days at \$1,300 per day). Colin moved to accept proposal from Action Tree. Chris seconded. Unanimously approved. Agaves donated by Enviroscaping.

Treasurer's Report

	Oct 21	YTD
Total Income	\$70,170.10	\$699,628.82
Op. Expenses	32,588.43	273,641.58
Reserve Expenditures	8,706.25	161,845.84
Total Expenditures	41,294.68	435,487.42
Transfer to Op Reserve	(28,875.42)	(262,050.40)
Transfer to Reserve	27,976.33	279,763.30
Transfer from Reserve	(27,976.33)	(279,763.30)
Balance in Savings	\$ 2,442,942.36	
Due from Unit Owners	\$ 2,981.03	
Total Assets	\$ 2,450,923.39	

Operating Expenses are about 29%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers 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 Associations 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 Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Chris moved to accept Beachsides bid to replace exterior fence along Hollister for \$145,350.00, subject to Don's recommendations moving forward, Craig seconded. Unanimously approved. Chris moved to accept Enviroscaping's bid to do concrete work (to work with Beachside) on outer fence along Hollister for \$14,150.00. Colin seconded. Unanimously approved with Joe abstaining. Chris moved to accept Enviroscaping's bid to replace DG pathway behind 7632 with aggregate concrete for \$12,000.00 Colin seconded. Unanimously approved with Joe abstaining. Craig moved to ratify payment to Enviroscaping for \$4,450.00 for cement work at trash containers. Colin seconded. Unanimously approved with Joe abstaining.
- b. Updating governing docs: Colin moved to approve changes in the draft of the CC&R's and send to lawyer. Chris seconded. Unanimously approved.

- c. 7632 foundation work: Greg from Van Sande shared with board he has concerns with Sabre Constructions proposal. Board discussed his proposal to fix sloping floors and Board will ask for new proposal from Saber and look for bids from other contractors
- d. Repairs DG pathway, sidewalks: Tabled
- e. Gym renovaton: Tabled
- f. Pool facilities & COVID: Tabled
- g. Address signs: tabled
- h. EV charging: Tabled

New Business

- a. Insurance confirmation of keeping earthquake coverage at 5% deductible - Colin moved to keep 5% deductible, Chris seconded. Unanimously approved.
- b. Annual review or audit: Colin moved to do an audit. Chris seconded. Unanimously approved.
- c. Appt Inspector of Elections: James will check with Todd Matson.
- d. Committees: Revision of fine schedule: Tabled.
- e. Covers for vehicles: tabled.
- f. Book exchange: tabled.
- g. Gutter and roof cleaning: Tabled.
- h. Communication: Tabled.
- i. #337 water softener: Tabled - no show.
- j. Pool Shower: see owner's request.
- k. Recording liens: none

Next Meeting 12/09/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:26PM

Submitted by: Matt Mora