

Eucalyptus Grove Homeowners Annual Membership Meeting January 13, 2011 Minutes

(Subject to Membership's approval)

The meeting was held in Room 7 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:03 pm.

Board Members present:

Craig Nicholson

Nathan Walter

Also in attendance:

Bob Bartlein and James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Roll Call

A total of 92 units were represented in person or by proxy, constituting a quorum.

Proof of Notice

All owners of record were sent a Notice of Meeting on November 19, 2010.

Prior Meeting Minutes

The members present unanimously approved the minutes from last year's Annual Meeting.

Officer's Reports

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

Total Revenue	\$809,148.18
Operating Expenses	394,596.13
Res. Expenditures	105,781.02
Savings Accts. Total	1,189,415.99

As of 12/31/10, the Association Reserve is 63.3% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Todd Matson, introduced the Board.

Election of Board

The 2-year term of two Board Members (Craig Nicholson and Nathan Walter) expired at this meeting; two Board members resigned in 2010, with one year remaining in each of their terms (Laura Foster and Arthur Munoz).

Two Association members were **nominated** to serve a two-year term on the Board: Christine Hall and Nathan Walter; additionally, two members were nominated for one year terms: Craig Nicholson and John Morneault.

It was moved and seconded to close the nomination, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate. Motion unanimously **approved** by owners in attendance.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2010.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2010.

Topics of Discussion included:

- Trash dumpster (limited) capacity issues.
- Limited Phase 1 parking issues.
- Soundproofing between upper and lower units.
- Cable line update status; Direct TV option.
- Particleboard installed on carport lattice in Phase One.
- Jacuzzi heater repair status.

Adjournment

The **2011 Annual Meeting** was adjourned at 6:34 pm. A short board meeting immediately followed.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 13, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held following the 2011 Grove HOA Annual Meeting at the Goleta Valley Community Center, Room 6, 5679 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall (new Board Member),
Craig Nicholson,
John Morneault (new Board Member),
Nathan Walter,
Bill Bold (Scribe),
Bob Bartlein and James Nguyen (Bartlein and Company, Inc.)

Nominations & election for Officers as follows:

President: Nathan Walter
Vice-president: John Morneault
Secretary: Christine Hall
Treasurer: Todd Matson
Member-at-Large: Craig Nicholson

Meeting Minutes: The **December Board Meeting minutes** (12/2/10) were reviewed and **approved** as presented.

Treasurer's Report:

	December '10	YTD
Total Income	\$70,232.32	\$804,548.94
Operating Expenses	34,553.64	390,250.23
Reserve Expenditures	3,262.00	108,550.92
Total Expenditures	37,815.64	498,801.15
Transfer to Reserve	(32,416.68)	(351,171.79)
Transfer from Reserve	0	47,000.00
Total in Savings	\$1,184,415.99	
Total Assets	\$1,232,074.65	

James N. reported Operating Expenses are approximately 8% below budget.
The December Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported repair to units 321 (balcony) and 322 held for weather to improve.
- **Building 7606 improvements:** awaiting submission of drawings/plans from structural engineer. Upon receipt of plans, Carter Construction will submit to City Building Dept for approval; bid from Carter Constr. Of \$32.4K was approved previously and contract already signed.

No other Old Business

New Business

Items addressed:

- **Exercise Room:** the Board discussed options for acquiring a new treadmill; Christine H. volunteered to research treadmill acquisition; Board approved up to \$1,500 for new equipment.
- **Statement of Information Regarding Bartlein & Co., Inc.:** James N. presented the required statement / disclosure of Mgmt to the Board.
- **Jacuzzi gas line and heater replacement:** Board ratified previously approved repair (via email, 1/11/10).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:28.

The next Board meeting (Annual Meeting) is scheduled for **Wednesday, February 9, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 9, 2011 (6PM)

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
Joe De La Mora (Enviroscaping),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **January Board Meeting minutes** (1/13/11) were reviewed and **approved** as presented.

Treasurer's Report:

	January 2011	YTD
Total Income	\$65,392.88	\$65,392.88
Operating Expenses	29,217.00	29,217.00
Reserve Expenditures	1,120.95	1,120.95
Total Expenditures	30,337.95	30,337.95
Transfer to Reserve	(35,054.93)	(35,054.93)
Transfer from Reserve	0	0
Total in Savings	\$1,219,783.38	
Total Assets	\$1,268,744.72	

James N. reported Operating Expenses are approximately 1% below budget.

The January Treasurer's Report was unanimously **accepted** as presented.

James N. distributed the Grove Financial Statement (prepared by Purdy & Co., CPA) to the Board.

Landscaping: The Board discussed the bid (from Enviroscaping) for the following landscaping items: Creek clean up, adjacent to Ellwood school (4 visits at \$700 each or \$2,800) – **Approved**.

Tree trimming, reducing and removal (\$5,000, proposal of 1/26/11, from Mark Crane's Tree and Arborist Services) – **Approved**; also discussed eucalyptus tree trimming and various landscaping recommendations from Enviroscaping.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair to units 321 (balcony) and 322 held pending unit 322 sale; roof leak at bldg. 7620 repaired; exterior repair on unit 353 completed.
- **Building 7606 improvements:** repair permit approved by City of Goleta; bill for engineering services (approx. \$3,500), from Carter Constr., forthcoming. James to email board members brief history of situation.
- **Exercise Room equipment:** Treadmill (with 1 yr. Service Warranty) procured by Ms. Hall (\$868) from Sports Authority.

No other Old Business

New Business

Items addressed:

- **Common Area repairs policy:** the Board discussed options for developing a policy for Association-paid Common area repairs; Board members to draft repair policy amendment for CC&R's; Board ratified previously approved (via email) repair for unit 247 patio slab and tile installation for \$1,200 by Beachside Construction.
- **Repairs and Improvements:** Christine H. discussed various small repairs and improvements with the Board, such as: carport and trash enclosure maintenance, missing/broken unit numbers, bulletin boards, (gutter) downspout-to-drain connector hoses; Owners will be reminded in a Newsletter item, to report or request small Common area repairs to Bartlein (James N.).
- **Roof repairs:** Board discussed bids from Home Roofing of Sta. Barbara; approved re-roofing buildings 7602, 7606 and 7610 (\$24,950 per building) for 2011.
- **Todd M.** requested discussion with actions for Grove property keys be placed on next month's (March) agenda.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:01.

The next Board meeting is scheduled for **Monday, March 21, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 21, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:01 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
Joe De La Mora (Enviroscaping),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **February Board Meeting minutes** (2/9/11) were reviewed and **approved** as presented.

Treasurer's Report:

	February '11	YTD
Total Income	\$67,334.65	\$132,727.53
Operating Expenses	26,921.95	56,138.95
Reserve Expenditures	22,117.33	23,238.28
Total Expenditures	49,039.28	79,377.23
Transfer to Reserve	(18,285.37)	(53,340.30)
Transfer from Reserve	0	0
Total in Savings	\$1,238,372.54	
Total Assets	\$1,288,023.29	

Operating Expenses are approximately 3% below budget.

The February Treasurer's Report was unanimously **accepted** as presented.

James N. presented the Grove Earthquake Insurance policy and copy of 2010 tax return to the Board.

Landscaping: Joe De La Mora (Enviroscaping) reported on tree trimming, vagrant sleeping in sauna, trees planted (6) to replace removed trees, and creek clean up near Elwood Elementary completed. Chris H. suggested a plan for periodically re-treating eucalyptus trees; Board **approved** re-treating in May and as recommended by Enviroscaping. Joe will remind the Board.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair at unit 112 is pending for clear weather and he will check owner-reported dry rot site at unit 315.
- **Building 7606 improvements:** foundation retaining wall repair completed; waterproofing work recommended by Carter Constr.; received invoice for balance of payment (\$13.9K); balance will be paid on signoff for repair work by City of Goleta inspector, final inspection 3/22/11. Board approved payment to soil engineer (\$2,091.00); discussed (via cell conference call) waterproofing work with M. Sauter (Carter Constr.), bid to be sent to James N. on 3/22; Board authorized Nathan W. to give go-ahead on waterproofing after reviewing bid for up to \$6,000.00.
- **Common Area repairs policy:** Board general discussion. Tabled.
- **Exercise Room repairs/upgrade:** Board discussed replacing light fixtures, floor covering. James to ask an owner if she's interested in working with a board member to submit recommendations.

No other Old Business

New Business

Items addressed:

- **Liens:** Board approved filing property lien on APN #79-67051 (outstanding Association fees.).
- **Leak:** James to have owner of #131 contact Todd to review leak from unit above (#264).
- **Items for the April BOD meeting:**
Exterior painting: request by an owner for new windows;

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:28PM.

The next Board meetings are scheduled for **Monday, April 18, 2011, (May 16, 2011; June 8, 2011) 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 18, 2011

Minutes

(Subject to Board of Director's approval)

Board Vice-President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
(Board President Nathan Walter absent),
Joe De La Mora (Enviroscaping),
Ms. Lisa Welch (unit 356),
Mr. and Mrs. Bill Byars (unit 244) and their window contractor representatives,
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Mr. Byars (unit 244) discussed **window/door replacement** with the Board and hosted a presentation by a local window contractor for the Board. Board **approved** proposed window replacement for unit 244 (without grid).

Ms. Welch (unit 356) discussed the installation of **electric vehicle charging outlets** at the Grove carports and volunteered for assistance with the **Exercise Room** update; Nathan W. will contact Ms. Welch concerning the Exercise Room project.

Meeting Minutes: The **March Board Meeting minutes** (3/21/11) were reviewed and **approved** as presented.

Treasurer's Report:

	March '11	YTD
Total Income	\$75,630.00	\$208,357.53
Operating Expenses	28,307.88	84,446.83
Reserve Expenditures	20,991.00	44,229.28
Total Expenditures	49,298.88	128,676.11
Transfer to Reserve	(26,337.12)	(79,671.42)
Transfer from Reserve	0	0
Total in Savings	\$1,265,027.83	
Total Assets	\$1,312,731.33	

James N. reported Operating Expenses are approximately 5% below budget. The March Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe De La Mora (Enviroscaping) reported a treatment (“injection”) is now due for the eucalyptus trees; Board **approved** re-treatment by SB Pest. Mr. De La Mora also discussed mulch and compost use at the Grove.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repairs completed at units 112 and 315; James N. will conduct a “walk around” inspection for new general repair/dry rot sites.
- **Building 7606 improvements:** Board **ratified** earlier (via email) approval of foundation waterproofing bid (\$6,118) from Carter Constr. The board requested a bid for foundation work on building 7610 from Carter Constr.
- **Common Area repairs policy:** Tabled.

No other Old Business

New Business

Items addressed:

- **Water leak** (from unit 264 to 131): Todd M will get spare key for plumber’s access to unit 131 from owner.
- **Property keys:** Tabled.
- **Exterior painting:** Board discussed trash enclosure power washing/repair prior to scheduled repainting.
- **Pool sign/”No Soliciting” sign:** No action required, at this time.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:22.

The next Board meeting is scheduled for **Monday, May 16, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 16, 2011

Minutes

(Subject to Board of Director's approval)

Board Treasurer, Todd Matson, called the meeting to order at 6:03 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
(Board President, Nathan Walter absent),
Joe De La Mora (Enviroscaping),
Lisa Welch (unit 356),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **April Board Meeting minutes** (4/18/11) were reviewed and **approved** as presented.

Treasurer's Report:

	April '11	YTD
Total Income	\$65,784.94	\$274,142.47
Operating Expenses	24,756.04	109,202.87
Reserve Expenditures	25,656.92	69,886.20
Total Expenditures	50,412.96	179,089.07
Transfer to Reserve	(15,371.98)	(95,043.40)
Transfer from Reserve	0	0
Total in Savings	\$1,280,847.73	
Total Assets	\$1,328,871.45	

James N. reported Operating Expenses are approximately 7% below budget.

The April Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe De La Mora (Enviroscaping) reported on cleaning up after the recent windstorm, eucalyptus trees treated, bid for replanting along wall on Hollister (\$300 approved by Board), and bid for repair of "DG" pathway along building 7634 (\$695 approved by Board)

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair in progress at unit 220.
- **Common Area repairs policy:** Tabled.
- **Exercise Room repair/upgrade:** Lisa Welch (unit 356, Ex. Rm. coordinator) presented a detailed, well-prepared bid list of repair/upgrade items for the Board's consideration; Board asked for additional bids on certain repair items and will re-review list at next meeting.
- **Roof replacement:** Buildings 7602, 7606 and 7610 are now complete; invoices for repairs should be received soon.

New Business

Items addressed:

- **Unit 264 (to 131) shower leak:** Todd M. arranging meeting time when he can meet the Association plumber and owners/tenants at the effected units.
- **Exterior painting** (trash enclosures): Board discussed the project; tabled item.
- **Foundation/drainage improvements:** James N. forwarded a bid from Carter Constr. for work proposed for building 7610; bid approximates that for building 7606, however, waterproofing cost will be slightly higher; Board unanimously approved Todd M. to have authorization for final approval after viewing formal bid; Board has authorized Todd up to \$45,000 for the 7610 project.

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:20.

The next Board meeting is scheduled for **Thursday, June 9, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 9, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
Craig Nicholson,
(Board Vice-President, John Morneault absent),
Greg Honnold (unit 256),
Mark Sauter (Carter Constr.),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Greg Honnold (unit 256) discussed the lack of notification to residents prior to exterior siding repair work, surprising and alarming building 7634 residents; towing questions and extra recycling pickup were also discussed.

Mark Sauter (Carter Constr.) briefed the Board on his recommendations for foundation improvement work on building 7610. Items discussed: waive new soil report, preventative inspections, camera inspections/"rooting" for drains and water-proofing 7610. Board approved bid (\$32,400), signed contract for foundation work and water-proofing (\$10,752) on 7610; Board approved extra payment (\$4,634.75) to Carter Constr. for the water-proofing cost on 7606 that ran over his original bid. M. Sauter will prepare a foundation inspection bid to the Board for the remainder of the buildings at the Grove.

Meeting Minutes: The **May Board Meeting minutes** (5/16/11) were reviewed and **approved** as presented.

Treasurer's Report:

	May '11	YTD
Total Income	\$67,471.33	\$341,613.80
Operating Expenses	28,502.36	137,705.23
Reserve Expenditures	34,243.34	104,129.54
Total Expenditures	62,745.70	241,834.77
Transfer to Reserve	(54,7251.63)	(149,769.03)
Transfer from Reserve	50,000.00	50,000.00
Total in Savings	\$1,285,998.00	
Total Assets	\$1,333,589.28	

James N. reported Operating Expenses are approximately 8% below budget. The May Treasurer's Report was unanimously **accepted** as presented.

Exercise Room improvements: Board briefly discussed current list of proposed improvements/bids, as submitted by Ms. Welch.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair completed at unit 220 with repairs at units 256/356 in progress, unit 245 repairs scheduled.
- **Common Area repairs policy:** Board discussed draft proposal written by Craig N., will review and discuss, as required.
- **Water leak (131/264):** James N. to forward plumber's findings to 264 unit owner.
- **Roof replacement:** Buildings 7602, 7606 and 7610 are now complete; invoices for repairs should be received soon.

No other Old Business

New Business

Items addressed:

- **Additional hand rail request (7634):** Board will look at current handrail installation and discuss proposal/request from Homeowner, unit 125.
- **Liens:** Board approved filing lien on unit 316 (excess un-paid association dues).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:42.

The next Board meeting is scheduled for **Thursday, July 14, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 14, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
Joe De La Mora (Enviroscaping),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **June Board Meeting minutes** (6/9/11) were reviewed and **approved** as presented.

Treasurer's Report:

	June '11	YTD
Total Income	\$68,477.25	\$410,091.05
Operating Expenses	28,548.90	166,254.13
Reserve Expenditures	40,394.95	144,524.49
Total Expenditures	68,943.85	310,778.62
Transfer to Reserve	0	(149,769.03)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,286,389.31	
Total Assets	\$1,337,020.50	

James N. reported Operating Expenses are approximately 11% below budget.

The June Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe De La Mora (Enviroscaping) reported on new tree planting, suggested locations for new tree planting, expulsion of vagrant sleeping in pool area and Enviroscaping donation of extra work days for trimming projects.

Old Business

Items addressed:

- **Repairs:** James N. reported dry rot repairs completed at units 256/356 and 220, carport fascia repaired.
- **7610 foundation/waterproofing improvements:** James N. reported this project in

process (Carter Constr.). Board **approved** bid (Carter constr.) to inspect eleven remaining Grove building foundations, excluding 7606 & 7610 for (\$1,100.

- **Common area repair policy:** Board discussed Craig N.'s draft policy, will review individually and pool changes/suggestions.
- **Pool furniture:** Board **approved** purchase of two new lounges from Costco, if available.
- **New handrail request (unit 125):** Board to view staircase/handrail location in question.
- **Water leak from 264 to 131:** James N. presented status report, no repair yet initiated. Oasis Plumbing confirmed that it's from 264 tub trap. Owner of 264 has been notified.

No other Old Business

New Business

Items addressed:

- **Repair list:** Board discussed a list of repair/maintenance items brought forward for discussion by Christine H., including: Pool boundary fence, sauna timer, pagoda lights (upgrade/replacement), decomposed granite path maintenance, mailbox maintenance, creek bed landscaping, referrals for owner-responsible exterior items (lights, doors, etc.). The Board will request Sea View Constr. to inspect and provide repair estimate for pool fence; Board to research new pagoda light options; path maintenance to be added to Reserve budget; Christine H to discuss creek bed with Enviroscaping.
- **Pool monitor:** Discussed, removed from agenda.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:34.

The next Board meeting is scheduled for **Thursday, August 11, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 25, 2011

Minutes

(Subject to Board of Director's approval)

Note: The previously scheduled Board of Directors meeting for August 11, 2011, was cancelled due to lack of quorum and rescheduled for August 25, 2011.

Board Vice-President, John Morneault, called the meeting to order at 6:03 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson,
Craig Nicholson,
(Board Members Christine Hall and Nathan Walter were absent)
Joe De La Mora (Enviroscaping),
Ms. Lisa Welch (unit 356),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **July Board Meeting minutes** (7/14/11) were reviewed and **approved** as presented.

Treasurer's Report:

	July '11	YTD
Total Income	\$63,016.67	\$473,107.72
Operating Expenses	20,963.55	187,217.68
Reserve Expenditures	33,131.88	177,656.37
Total Expenditures	54,095.43	364,874.05
Transfer to Reserve	(8,454.64)	(158,223.67)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,295,222.73	
Total Assets	\$1,349,337.89	

James N. reported Operating Expenses are approximately 14% below budget.

The July Treasurer's Report was unanimously **accepted** as presented. The Board requested Reserve Expenditures be itemized on the monthly financial summary.

A Homeowner sent a letter to the Board concerning the practice of some utility companies installing "**smart meters**" for their customers; issue discussed, no action taken.

Landscaping: Joe De La Mora (Enviroscaping) reported Enviroscaping donated a number of hours this month to better complete projects such as creek bed landscaping/clean up; also noted was a Homeowner complaint (bldg 7626) concerning a tipjuana tree near their patio causing a mess, tree relocation discussed; also, a bid for

refurbishing the decomposed granite pathways was discussed.

Exercise Room: The Board discussed the current proposal for refurbishing the Exercise Room, as prepared by Ms. Welch, Grove volunteer (356). Board **approved** all “Priority One” items (flooring, paint, lighting, door, etc.) with a budget of \$5,500. The Board also **approved** the primary equipment proposal (\$2,100).

Old Business

Items addressed:

- **Dry rot repairs:** James N. reported one repair at unit 245 (7632).
- **7610 improvements:** Carter Constr. was granted a permit to complete the foundation work on building 7610. Foundation work (\$32.4K) and waterproofing (\$10.8K) will be completed by the second week of September.
- **Pool fence:** The Board discussed bids received for repairing or replacing the wrought iron perimeter fence. Board **approved** bid from Atlas Fence Co. for repair of broken sections (\$750).
- **Common area repair policy:** Issue tabled.
- **Exterior painting:** The Board discussed options for the exterior painting project. To be scheduled for next year.

New Business

Items addressed:

- **Rental units:** The Board discussed a proposal submitted by Homeowner M. Ashby (unit 114) to better integrate “rental” residents with the Grove CC&R regulations and requirements. No action taken.
- **Vehicle towing:** The Board discussed the current enforcement policy for parking violators, will grant a grace period for vehicles parked in un-assigned spaces in the long term parking area, lacking current DMV registration stickers. Due to DMV being behind in paper work, Board is allowing extra time for vehicle owners to get their registration done.
- **Lien recording:** The Board **approved** a policy of sending a lien letter to any Homeowner with dues delinquent by 30 days.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:21PM.

The next Board meeting is scheduled for **Thursday, September 8, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 8, 2011

Minutes

(Subject to Board of Director's approval)

Board Treasurer, Todd Matson, called the meeting to order at 6:01 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
John Morneault,
Craig Nicholson,
(Board President, Nathan Walter absent)
Mark & Todd Sauter (Carter Construction),
Ms. Lisa Welch (unit 356),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Mark Sauter (Carter Constr.) summarized the **foundation** inspection now completed; the Board requested bids for **improvements** on the remaining buildings, approved the hookup of drain system for building 7610 (\$2,800), and discussed a course of action for the buildings that could benefit from foundation improvements.

Ms. Welch (unit 356) discussed vendor insurance and payment options for the approved **Exercise Room** improvements with the Board.

Meeting Minutes: The **August Board Meeting minutes** (8/25/11) were reviewed and **approved** as presented.

Treasurer's Report:

	August '11	YTD
Total Income	\$70,635.00	\$543,742.72
Operating Expenses	26,116.53	213,334.21
Reserve Expenditures	0	177,656.37
Total Expenditures	26,116.53	390,990.58
Transfer to Reserve	(44,518.47)	(202,742.14)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,339,998.94	
Total Assets	\$1,393,400.30	

James N. reported Operating Expenses are approximately 16% below budget. The August Treasurer's Report was unanimously **accepted** as presented.

On **Landscaping**, the Board discussed proposals from Enviroscaping for pathway maintenance (\$3,753) and re-landscaping creek bed area (\$5,800). Both were proposals were **approved** unanimously.

Old Business

Items addressed:

- **Exercise Room** Renovation (allowance of \$5,500 + equipment of \$2,100): For expediency, Board authorized James to use his credit card to pay for various items required.
- **7610 foundation/waterproofing improvements:** James N. reported this project in process (Carter Constr.), with permit approved. Board **approved** making payment (\$32.4K for foundation and \$10.75K for waterproofing) to Carter Constr. when work is completed. Board approved payment of \$1.1K for the inspection of the 11 bldgs foundation (except for 7606 & 7610).
- **Insurance:** James N. delivered the Fidelity Insurance Policy to the Board.
- **Common area** repair policy tabled.

No other Old Business

New Business

Items addressed:

- **Parking:** Board discussed what action(s) to take on 3 vehicles with **expired registration** placards in the Phase III parking area. James to notify these vehicle owners that they will be towed on or around the beginning of next month unless they're moved to their respective assigned spots or are brought current in registration.
- **7636 sewer line:** James N. reported a repair (\$2,750) to bldg. 7636 sewer line, necessitated by **root obstruction** and resultant crack in the pipe. Periodic inspection of the main sewer line will now be carried out to avoid any future blockage.
- **Board resignation:** Todd Matson formally tendered his resignation from the Board, due to graduate education demands. Resignation effective immediately.
- **Board replacement:** James to ask Lisa Welch if she would like to serve on the Board.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:54.

The next Board meeting is scheduled for **Thursday, October 13, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 13, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
John Morneault,
Craig Nicholson,
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Board seat: The Board unanimously approved the appointment of Lisa Welch (unit 356) to fill the vacant Board seat left by Todd Matson.

Board Treasurer: The Board unanimously appointed Christine Hall to the position of Treasurer.

Meeting Minutes: The **September Board Meeting minutes** (9/8/11) were reviewed and **approved** as presented.

Treasurer's Report:

	September '11	YTD
Total Income	\$66,537.50	\$610,280.22
Operating Expenses	28,002.14	241,336.35
Reserve Expenditures	27,452.75	205,109.12
Total Expenditures	55,454.89	446,445.47
Transfer to Reserve	(11,082.61)	(213,824.75)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,351,606.10	
Total Assets	\$1,409,526.77	

James N. reported Operating Expenses are approximately 18% below budget. The October Treasurer's Report was unanimously **accepted** as presented.

Landscaping: The Board touched on several minor landscaping issues and discussed the appearance of the renovated decomposed granite walkway surface and the effect rain has on the pathways, concluding significant moisture does not turn the decomposed granite to mud.

Old Business

Items addressed:

- **Exercise Room:** James N. reported insurance verification received for the floor installer.
- **Repairs:** James N. noted a new dry rot site reported by the unit owner of 339.
- **Foundation/waterproofing improvements:** James N. noted the completion of the building foundations (Carter Constr.); Board discussed the waterproofing bid (Carter Constr.) and requested a proposed work schedule from Carter Constr. for approval.
- **Pool fence:** Board discussed current status of (repaired) fence, and options on proposed fence replacement.
- **(Walkway) pagoda lights:** Board discussed options for repair/replacement of existing pagoda lights; James N. to perform survey to determine number of lights at the complex.
- **Common area repair policy** tabled.

No other Old Business

New Business

Items addressed:

- **2012 Budget:** Board discussed proposed budget; focused discussion on "Structural Plumbing". Proposed budget unanimously **approved**.
- **Exercise Room:** Board agreed to extend hours of operation to 7:00 am to 8:00 pm; recommended stating those 16 and under must be supervised by an adult when using the Exercise Room. This new policy will be incorporated with the new sign.
- **Gardener Bonus:** A notice will be posted in the monthly newsletter with instructions for making a contribution for the holidays.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:37PM.

The next Board meeting is scheduled for **Thursday, November 10, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 10, 2011

Minutes

(Subject to Board of Director's approval)

Board asked James N. to run the meeting. Meeting called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall, board member;
John Morneault, board member;
Craig Nicholson, board member;
Bill Rauch (owner of unit 351);
Bill Bold (Scribe);
James Nguyen (Bartlein and Company, Inc.)

Mr. Rauch (unit 351) reported the **utility doors** on building 7632 need repair. Sea View Constr. will repair the doors, as required.

Exercise Room: Lisa W. reported the status of the upgrade project to the Board via teleconference: Door installation and paint scheduled for Dec. 5 – 8; floor mat installation, Dec. 15. . Project appears on schedule and under budget.

Meeting Minutes: The **October Board Meeting minutes** (10/13/11) were reviewed and **approved** as presented.

Treasurer's Report:

	October '11	YTD
Total Income	\$64,392.50	\$674,672.72
Operating Expenses	32,649.19	273,985.54
Reserve Expenditures	0	205,109.12
Total Expenditures	32,649.19	479,094.66
Transfer to Reserve	(31,743.31)	(245,568.06)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,383,725.53	
Total Assets	\$1,443,585.93	

James N. reported Operating Expenses are approximately 18% below budget.
The October Treasurer's Report was unanimously **accepted** as presented.

Old Business

Items addressed:

- **Repairs:** James N. noted a dry rot siding in repair at 7606 unit 104; laundry room **water leak** from unit 307, through 207, also showing in unit 104 laundry closet ceiling. New owner of 307 has apparently fixed the leak.

- **Foundation/waterproofing improvements:** Board unanimously **approved** waterproofing improvements on all Grove buildings (except 7606 and 7610, which have recently been re-waterproofed) by Carter Constr. for \$135,000.00. The project will require approx 20 weeks to complete from start to finish.
- **Common area repair policy:** Tabled.
- **Pool fence:** Board discussed current status of (repaired) fence, and options on proposed fence replacement. Tabled.

No other Old Business

New Business

Items addressed:

- **South Coast Assn. Meeting:** Christine H. reported on the recent SCA meeting that she recently attended.
- **Water regulators:** Board discussed “noisy” regulators and **approved** amending the current Association policy, allowing the HOA to replace “noisy” regulators at unit owner’s expense.
- **Pagoda lights:** James N. reported approx **261 pagoda lights** currently installed on the Grove property; the Board discussed replacement options and new models.
- **Pavement:** James N. reported pavement at assigned parking space 104 has been **raised by tree roots**, suggests root barrier installation.
- **Pool:** James N. reported a **slab leak** at the pool deck, repair cost approx. \$1,000.00 (American Leak Detection); Board discussed issue and requested notification and bid request from Beachside Constr. (performed last repair); if bid is greater than above bid, proceed with American Leak Detection.
- **Annual Budgetary Audit/Review:** Board discussed and **approved annual Financial Audit** and tax returns (\$1,625.00, Purdy & Co., CPA).
- **Meeting Room improvements:** Board discussed shelf installation in Meeting Room “office”; no action taken.
- **2012 Annual Meeting:** Annual HOA Meeting scheduled for Jan. 12, 2012, 6:00pm, at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Three Board seats are open (Todd Matson, Craig Nicholson, and John Morneault).
- **Gardener Bonus:** A notice will be included in the monthly newsletter with instructions for making a contribution to a Christmas gift for the gardener.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:29PM

The next Board meeting is scheduled for **Thursday, December 8, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

December 12, 2011

Minutes

(Subject to Board of Director's approval)

Vice-President, Craig Nicholson called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Lisa Welch,
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)
Absent were Nathan Walter & John Morneault

The Board discussed a written request from the owner of unit 245 for **storage shed or locker** on the unit patio; Board requested size limits for such a locker be forwarded to the owner for approval consideration.

Meeting Minutes: The **November Board Meeting minutes** (11/10/11) were reviewed and **approved** as presented.

Treasurer's Report:

	November '11	YTD
Total Income	\$64,056.28	\$738,729.00
Operating Expenses	82,158.58	356,144.12
Reserve Expenditures	0	205,109.12
Total Expenditures	82,158.58	561,253.24
Transfer to Reserve	(11,897.70)	(257,465.76)
Transfer from Reserve	30,000.00	80,000.00
Total in Savings	\$1,365,975.36	
Total Assets	\$1,429,011.82	

James N. reported Operating Expenses are approximately 7% below budget.
The November Treasurer's Report was unanimously **accepted** as presented.

Old Business

Items addressed:

- **Exercise Room:** Lisa W. reported the Exercise Rm. will reopen around Dec. 13, 2010; a brief summary of current equipment and proposed acquisitions (spin bike, etc.) and maintenance thereof was presented.
- **Repairs:** James N. reported dry rot repairs at units 207/307 (7606) and 101 (7602)

have been completed.

- **Foundation/waterproofing improvements:** James N. reported Carter Constr. is in progress with the foundation waterproofing project at 7602; ten buildings are slated to be done in the next 6 months.
- **Common area policy** – tabled.
- **Pool fence** – tabled.
- **Pagoda lights:** Board discussed development-wide replacement options (in general); no action taken.
- **Annual HOA Meeting:** The 2012 Annual Membership Meeting will be held at the Goleta Community Center on Jan. 12, 2012, at 6 pm.
- **Pavement lifting:** Christine H. reported tree roots lifting the pavement at the 106 parking space, the Board **approved removing the tree** (Enviroscaping, \$500); she will have Enviroscaping alert the phone company, as the roots appear to be growing in the vicinity of communication relay box; also noted were (Enviroscaping) improvements to properly slope the soil around certain buildings to promote drainage away from the buildings; at #105, there was a cavity left under an entry way pad when roots from a previously removed tree deteriorated; James N. and Enviroscaping will follow up.

No other Old Business

New Business

Items addressed:

- **Eucalyptus treatment:** the Board **approved** Santa Barbara Pest Control scheduled eucalyptus treatment and fertilization (\$2,680), stipulating if the fertilization is part of Enviroscaping's normal maintenance, then treatment only will be provided by SB Pest Control (\$2,300).
- **Insurance payments:** Board discussed making insurance payments in installments as opposed to one payment when due; pay per installments.
- **Christmas tree recycling:** the Board **approved** designating (two) unassigned parking spaces for Christmas tree collection and recycling (mulching) by Enviroscaping.
- **Gardener Bonus:** the Board discussed donations received for the gardener's holiday bonus.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:29.

The next Board meeting is scheduled for **Thursday, January 12, 2012, 6:00 pm, at the Goleta Valley community Center, 5679 Hollister Ave., Goleta, CA.** (2012 Annual HOA Meeting)

Submitted by Bill Bold, Scribe