

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

APRIL 9, 2015 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01pm.

Board Members present:

Jaime Escobedo, Joe Mora (left at 6:49PM & returned at 7:16PM), Cathy Leyva.
(Board member absent was Howard Lange).

Also in attendance: Jose Tapia-Glez & Ryan from Timothy Cline Insurance Agency.
Owners in attendance: Sonia Dunn #309.

James Nguyen from Bartlein & Company., Inc.

Earthquake insurance policy reviewed

Jose & Ryan reviewed and explained the earthquake insurance policy and answered all the board members' questions.

Owners request:

Sonia discussed the parking issue and unsightly vehicles.

Meeting Minutes: The **March 12, 2015, Meeting minutes** were **approved** as presented.
(Jaime moved & Joe seconded).

Treasurer's Report:	(Mar 2015)	YTD
Total Income	67,245.00	204,474.81
Operating Expenditures	60,204.06	119,910.41
Reserve Expenditures	6,973.84	6,973.84
Total Expenditures	67,177.90	126,884.25
Transfer to Reserve	29,433.10	106,956.56
Transfer from Reserve	30,990.00	30,990.00
Total in Savings	1,716,996.50	
Total Assets	1,739,261.72	

Due from Unit Owners: \$17,265.22

Jaime reported Operating Expenses are approximately 2.6% above budget schedule. The Treasurer's Report was unanimously **accepted** as presented. (Joe moved & Cathy seconded).

Joe M. reported routine **landscape maintenance**; rebate submitted; possible converting lawn to drought tolerant plants

Board approved Action Tree to remove heavy limbs above 7620 #219 & 222 for \$1,175.

Old Business

Items addressed:

- **Gutters & downspouts:** Board reviewed email from Action Roofing; James to have downspout by Ruth's unit (\$332) moved closer to the trim. Board approved the payment of previous gutters & downspout work.
- **Social events:** tabled.
- **Extending Exercise Rm Hours:** tabled.
- **Insurance coverage:** see above.
- **Reviewing governing documents:** Price, Postel, Parma gave price of \$7,500 to update. Craig spoke with a few firms – Lowenthal; Ballentyne; and Chip Oxtan. No action taken. James will resend the gov docs to Board.

New Business

Items addressed:

- **Staircase to #350:** Board approved to repair (Cathy moved & Joe seconded).
- **Walkway at 7606 #209:** Board approved Enviroscaping to replace both sections for \$1,700; Joe abstained.
- **Pool signs:** Redundant signs removed.
- **Exercise equipment:** OK to have Mark's Fitness to check Exercise Equipment.
- **Marborg free pick up:** Board will have it scheduled for week of 6/12-6/15.
- **Soft water at #312:** unit owner may have Board's permission as long as it's inside the unit and behind closed doors.
- **Possible insurance claims due to water damage:** Around the weekend of Valentine's Day, Unit #265 had a leak from kitchen angle stop into his bedroom below. Unit owner is repairing the damaged himself. Last week, Unit #131, had a leak from upstairs pipe in the crawl space. Remediation included removal of drywall and insulation. No action taken by Board at this time.
- **Parking:** tabled.
- **Recording liens:** none at this time.

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at around 7:46 pm.

The next Board meeting is scheduled for Thursday, May 14, 2015, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.