

EUCALYPTUS GROVE OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
January 12, 2023 (6PM) Via Zoom
(Subject to Membership's approval)

Board Members present: Colin Smith, Tamara Simmons, Chris Hall, Joe Mora & Owen Roth.

Owners present: Carol-Lynn Steinhoff, Ashley Brocco, Filip Milo, Teresa Stiff, Craig Nicholson, Kathy Leyva, Robert Bomagat, Tyler Valderrama, Mark Robertson, Alison Cerezo, & Karen Mullin.

Management Present: Robert Bartlein, James Nguyen and Javier Magana (Scribe).

Colin Smith, Board President, called the meeting to order at 6:04 pm.

Roll Call

91 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 the Meeting on 12/5/22.

Prior Meeting Minutes from Annual Meeting of 2021

Tamara moves to dispense with the reading of the minutes as prepared. Owen seconds. All in favor. Unanimously approved.

Officer's Reports

The Treasurer's Report for 2022 was read, with the following year-end totals:

Total Revenue	\$865,322.12
Operating Expenses	\$534,291.36
Res. Expenditures	\$309,126.48
Total Funds Available	\$2,368,810.23

As of 12/31/22, the Association Reserve is 72.6% fully funded.

Colin moves to approve. Joe Mora seconds. All in favor.

The Treasurer's Report was unanimously accepted as presented.

Board President:

Gave report on several topics, including the creation of some committees and maintenance projects within the Association in 2022. Colin has compiled a binder of the following: monthly financials, monthly agendas, monthly meeting minutes and yearly budget.

Colin has also worked on some reference maps for use when dealing with common area aspects of the Grove. He also gave a presentation on "Air Table" – a database to keep track of maintenance projects for the Association.

Colin also briefly talked about the tree that fell last week & need to connect with United Pacific Rail Road regarding issues on the railroad side of the tracks.

Report by Other Board Members:

Owen Roth: Report on the gym renovation. The project was completed in the last quarter of 2022 and residents are happy the gym is up and running.

Chris Hall: Governing documents update in progress.

Tamara Simmons: Working to have a dual EV charger at the development. She also talked about the HOA website and that residents can provide feedback or report issues via a fillable form.

Joe Mora: Spoke about some landscaping projects at the Association, including the removal of trees that are a safety hazard. A new tree is planted when an old one is removed. He called "911" when large eucalyptus tree fell on the train tracks.

Nominations for the Board:

The 2-year term of two Board Members Christine Hall & Joe Mora were up for re-election.

Nominations: Kathy nominates Joe Mora. Chris Hall seconds.

Tamara nominates Karen Mullin. Owen seconds.

Chris nominates herself. Colin seconds.

Kathy nominates Craig Nicholson. Craig Nicholson accepts.

Four Association Members were **nominated (2 positions available)** to serve two-year terms on the Board:

Joe Mora, Karen Mullen, Chris Hall & Craig Nicholson.

Joe moves and Chris seconds to close the nominations. All in favor. Unanimously approved.

Since there are more candidates than board openings, the election will be delayed, and secret ballots will be mailed to owners to vote. An inspector of elections will be appointed who is not related in any way to the Board or candidates to count the ballots when the time comes. Ballots are planned to be counted at the March meeting subject to enough ballots received. Otherwise, the Board will extend the voting deadline.

Old Business - None

New Business - Excess Funds Resolution

Joe moves to pass the resolution. Chris seconds. All in favor. Unanimously approved.

Board Action Confirmation - The membership thanked the Board for their dedication and hard work & contributions to the Association throughout 2022 and approved the decisions made on behalf of the Association this past year.

Craig moves. Ashley seconds. All in favor. Unanimously approved.

New Topics of Discussion: Ashley Brocco – mentioned that the pool gate is not closing. Board acknowledged and the gate is either in process of being repaired or repaired by now.

Adjournment - The Annual Meeting was adjourned at 7:05PM. Joe moves to adjourn. Colin seconds. All in favor. Unanimously approved.

The regular Board meeting followed immediately after.

Submitted by Javier Magana, Bartlein & Company, Inc.

1/24/23