

Eucalyptus Grove Homeowners Annual Membership Meeting January 12, 2017 (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, Howard Lange.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Co., Inc.

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 Meeting on 11/22/16.

Prior Meeting Minutes

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

Officer's Reports

The Treasurer's Report for 2016 was read, with the following year-end totals:

Total Revenue	\$807,371.62
Operating Expenses	\$448,559.67
Res. Expenditures	\$52,781.56
Savings Accts.	\$2,271,996.49
Total Funds Available	\$2,276,996.49

As of 12/31/16, the Association Reserve is 94.4% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: Tree trimming, front gate system replaced. Possible upcoming work in the future: updating CCR, asphalt replacement and tenting of units for termites.

Landscape Report, Drought tolerant plants installed in complex. Grove awarded a Goleta Water District sustainability award. Tree pruning, sidewalk repairs, drain repairs and pest control are all ongoing projects.

Election of Board

The 2-year term of two Board Members Joe Mora and Cathy Leyva were up for re-election

Two Association Members were **nominated** to serve two-year terms on the Board: Joe Mora and Cathy Leyva

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 and Cathy Leyva. 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 2016.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2016.

Topics of Discussion included:

- New CC&Rs and issue of renting
- Gate Kiosk completed

Adjournment

The **Annual Meeting** was adjourned at 6:53 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 12, 2017 (6PM)

**Goleta Valley Community Center
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva and Howard Lange.

Homeowners present: Several owners stayed from the Annual meeting.

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:55PM

Election of Officers:	Craig Nicholson	President
	Joe Mora	Vice President
	Howard Lange	Treasurer
	Cathy Leyva	Secretary

Owners Requests:
None

Approval of Prior Meeting Minutes (12/8/16) Cathy motioned to approve the prior minutes, Joe seconded. Unanimous.

Landscape Report: Concern of over trimming of certain trees around the complex was raised.

Treasurer's Report

	Dec 2016	YTD
Total Income	\$65,270.00	\$794,571.51
Op. Expenses	73,315.58	445,456.67
Reserve Expenditures	2,500.00	52,781.56
Total Expenditures	75,815.58	498,238.23
Transfer to Reserve	4,454.42	320,107.28
Transfer from Reserve	15,000.00	26,877.00
Balance in Savings	\$ 2,271,996.49	
Due from Unit Owners	\$ 13,709.69	
Total Assets	\$ 2,290,706.18	

Operating Expenses are about 4%+ above on cash basis
Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Vendor Evaluation: Compliments to Envirosaping for cleaning creek debris and Christmas trees. And to Bartlein for issuing notice for improperly parked vehicles.

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from slab leak: none
- c. 7602 sail awning: no show
- d. 7632 #347 front door: no show
- e. Sidewalk repair: on going
- f. 7606 #307-sprinkler damage: insurance notified, both insurance companies dealing with each other.
- g. Home roof bid: none yet

New Business

- a. Leaky water heater from #368 to #268-between owners to resolve not association's responsibility.
- b. Roofs and gutters: in progress
- c. Statement information: received from Mgmt.
- d. Recording liens: none
- e. Other items for next month-write offs

Next Meeting 2/9/17 at 6PM, at 7610 meeting room

Meeting adjourned at 7:27PM

Submitted by Matt Mora, Scribe.

EUCALYPTUS GROVE OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 9, 2017 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Howard Lange. Cathy Leyva absent

Homeowners present: Unit 114 (Mr. Quan Bui).

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:01PM

Owners Requests: Quan found out that his hot water line to his washing machine was connected to neighboring units (113) water line. He contacted unit 113 but 113 is not responding. Since the water lines are owners responsibility the board recommended that 114 have a plumber come and separate the two lines. Also due to recent heavy rains, unit 114 reported downspout from gutters at the front patio was creating a large puddle. James will send a gutter guy to inspect the gutters.

Approval of Prior Meeting Minutes Joe motioned to approve the prior (2/12/17) minutes, Howard seconded. Unanimous.

Landscape Report: Conversion to drip of west and east side of the gate complete. Plants were planted in that area. A tree fell on the property between 7628 and 7610 Envirosaping was quick to respond and cleaned it up. Sidewalk repairs are continuing. Joe got proposals from Action Tree to deal with a Euc tree that looks like it could be the next to fall behind 7628. Howard moved to accept Action Tree proposal for \$1,350 to remove whole finger and trim balance of tree. Joe seconded. Passed.

Treasurer's Report

	January 2017	YTD
Total Income	\$66,010.00	\$66,010.00
Op. Expenses	15,898.85	15,898.85
Reserve Expenditures	00.00	00.00
Total Expenditures	15,898.85	15,898.85
Transfer to Reserve	50,111.15	50,111.15
Transfer from Reserve	00.00	00.00
Balance in Savings	\$ 2,323,341.77	
Due from Unit Owners	\$ 13,463.97	
Total Assets	\$ 2,341,805.74	

Operating Expenses are about 5%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Craig seconded)

Vendor Evaluation: Jacuzzi timer knob replaced. Sauna light out again.

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from #254 re slab leak: none
- c. 7602 sail awning: no show
- d. 7632 #347 front door: no show, checking to see if changed
- e. Sidewalk repair: on going
- f. 7606 #307-sprinkler damage: insurance notified, both insurance companies dealing with each other.
- g. Home roof bid for roof maintenance: bid forthcoming
- h. Vacancy on board: still looking for new member
- i. Leaky water heater from #368 to #268: owner no show

New Business

- a. Gate motors/openers: board to consider replacing motors (bid from Consolidated)
- b. Recording liens: none

Next Meeting 3/9/17 at 6PM, at 7610 meeting room

Meeting adjourned at 7:01PM

Submitted by Matt Mora, Scribe.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 9, 2017 (6PM)

**7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Howard Lange and Cathy Leyva

Homeowners present: Chris Hall Unit #351

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora.

Call to Order: Meeting called to order at around 6:01PM

Owners Requests: Ms. Hall has complained many times in the past about units that have washer and dryers too big for their enclosure causing the unit occupants to leave the enclosure doors open which is unsightly. And that there was also a unit with an unsightly broken screen door that should be fixed. The board agreed that owners should find machines that fit the enclosure and will send out letters to violators. The owner with the broken screen will also be notified to fix the screen. Owner also asked about pressure washing the buildings to keep clean and maintained but the board responded that Goleta is still in a Stage 3 drought and would need to investigate if Goleta Water District would allow.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes (2/9/17), Howard seconded. Unanimous.

Landscape Report: Joe reported that crew is still cleaning up damage from the recent storms. Big Eucalyptus tree between 7610 and 7628 was trimmed and relieved of weight by Action Tree. Enviroscaping is also cleaning clogged drains and continuing with regular maintenance. Storms revealed drainage issue coming off Elwood Elementary school and Joe proposed a swale extension to help control water and direct it to Hollister Ave. as opposed to the 7630 building, Cathy motioned to install swale extension by 7630 for \$2,700. Howard seconded (Joe abstained). Unanimously approved.

Treasurer's Report

	February 2017	YTD
Total Income	\$65,647.46	\$131,657.46
Op. Expenses	50,847.70	66,746.55
Reserve Expenditures	00.00	00.00
Total Expenditures	50,847.70	66,746.55
Transfer to Reserve	14,799.76	64,910.91
Transfer from Reserve	00.00	00.00
Balance in Savings	\$ 2,339,296.52	
Due from Unit Owners	\$ 14,207.64	
Total Assets	\$ 2,358,504.16	

Operating Expenses are about 2%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Tax returns and audit given to Board.

Vendor Evaluation: Smittys Towing seems slow at responding when called to tow.

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from slab leak in #254: none received.
- c. 7632 #347 front door: no show, Joe motioned to decline request citing precedent that previous owners were denied similar request. Cathy seconded. Unanimously passed.
- d. Sidewalk repair: Cathy motioned to accept proposal for sidewalk repair around 7624 building and pool area for \$8,400. Howard seconded, Joe abstained. Passed.
- e. Home roof bid: Cathy motioned to accept proposal from Home Roofing for \$3,250 for sealing all 59 chimney caps with vent pipes and \$1,950 for the clearing of debris of roof penetrations including chimneys and seal pipe flashings as needed for a total of \$5,200. Howard seconded. Unanimous passed.
- f. Vacancy on board: put in newsletter
- g. Roofs/Gutters: being cleaned, Cathy concerned they aren't being done by Merit Cleaning.
- h. Siding repairs pending weather #332 and #335.

- i. Front Gate motor for entry and exit: Consolidated proposal (\$11,118 for entry & exit and \$2,785 for diamond mesh and safety eye). Tabled.

New Business

- a. Leak from #354 to #254- between owners.
- b. #112 broken water line between meter & unit: owner no show.
- c. Responses to owners correspondence: James usually has verbal conversation before email conversation.
- d. Recording Liens: #107 & #226. Joe motioned to process lien for balance due. Howard seconded. Unanimous approved.
- e. Other items to be put on next month agenda:

Next Meeting 4/13/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:40 PM

Submitted by Matt Mora, Scribe.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**April 13, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, and Cathy Leyva .
Howard Lange was absent.

Homeowners present: Bruce Braaten Unit 204, Michael Lao Unit 121,
Nancy Arkin Unit 356, Bethany Unit 245

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:02PM

Owners Requests:

Bruce Braaten #204: Slab leak in unit, already had plumber reroute water lines, requesting reimbursement for amount of \$7,585. Joe motioned to reimburse plumbing cost to repair and replace pipe in the amount of \$7,585. Cathy seconded. Unanimously approved.

Michael Lao #121: Told board his unit was mistaken for the unit that has been leaving laundry room door open due to oversize laundry machines. And also wanted to tell board he is being harassed by his upstairs neighbors. Board suggested he contact unit owners about the harassment since the residents are renters.

Nancy Arkin #356: interested in vacant board spot.

Bethany Innocenti #245: Friend has a Labrador dog that violates CC&R (too large over 25 lbs). Dog has assistance dog certificate. Board asked for evidence that owner has disability recognized by the CA fair housing act, that the dog is a certified assistance animal, the owner must prove that the dog is trained for a specific service and must stay with the owner at all times on a leash. Animal has been seen off leash and without the owner.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes with small changes (submitted by Matt Mora not Joe Mora, Scribe is Matt Mora not Joe Mora), Cathy seconded. Unanimous.

Landscape Report: Routine maintenance, Grove given over \$6,000 in rebates from The Goleta Water District for water savings due to drip conversion. Working on water swale extension by 7630. Owners concerned by size of eucalyptus trees in recent wind storms. Cathy motioned to accept Action Trees proposal to trim 3 trees, removing several limbs and balance the trees. Two day service at \$1.250/day for a total of \$2.500. Joe seconded. Unanimously approved.

Treasurer's Report

	March 2017	YTD
Total Income	\$68,200.00	\$199,867.46
Op. Expenses	24,774.10	91,520.65
Reserve Expenditures	1,550.00	1,550.00
Total Expenditures	26,324.10	93,070.65
Transfer to Reserve	40,372.90	105,283.81
Transfer from Reserve	2,272.00	2,272.00
Balance in Savings	\$ 2,378,728.69	
Due from Unit Owners	\$ 14,291.93	
Total Assets	\$ 2,398,020.62	

Operating Expenses are about 4%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from slab leak #254: none received; tabled.
- c. 7632 #347 front door: owners not present. Joe motioned to decline request citing precedent that previous owners were denied similar request. Cathy seconded. Unanimously passed. James will invite owners to attend next meeting.
- d. Sidewalk repair: ongoing
- e. Home roof bid: in progress
- f. Vacancy on board: considering candidates.
- g. Roofs/Gutters: some issues found on walk around. Will be addressed.
- h. Siding repairs pending weather #321 and #335: working on 321.
(Unit #321 owner to make formal request to replace slider).
- i. Front Gate motor for entry and exit: Tabled.

New Business

- a. Leak from #354 to #254- between owners to handle. James to check with #354 re repair status. Board is concerned with mildew growth if not dealt with in timely manner.
- b. #112 broken water line: Owner not present.
- c. Packages being stolen – nothing further to report.
- d. Slab leak #204-Reimbursement approved (see above).
- e. Pathway toward 7634 #125- DG pathway will be refilled and compacted by Enviroscaping.
- f. #219 request for ramp and removal of wall - Cathy motioned to approve owners to install ADA Trex ramp at 7620 Unit 219 with requirement that entry be returned to prior condition when residents leave the property or no longer need the ramp. Joe seconded. Unanimous. In regards to the interior wall removal. Cathy motioned that the wall needs to be certified to not be load bearing by a structural engineer or a licensed contractor for the board to authorize. Joe seconded. Unanimous
- g. Asphalt: getting bids tabled for next month.
- h. Dog from #245- see owner requests.
- i. Recording Liens: none.

Next Meeting 5/11/17 at 6PM, at 7610 meeting room

Meeting adjourned at 7:40 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 11, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange and Cathy Leyva

Homeowners present: Giavanna Ippolito of Unit 309, David Kim of Unit 321, and Bill Rauch of Unit #351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:02PM

Owners Requests:

Gia: Interested in vacant board spot.

David: Wants to replace slider and windows. Owner said he wants to replace slider first then eventually windows but for now wants board approval for new slider. Cathy motioned to approve request to replace sliders as long as it fits aesthetics of the grove. Joe seconded. Unanimous

Bill: Saw man sleeping in dumpster enclosure and wanted to know his rights as a homeowner in common area of private property. Board told him to next time call the Police and have them deal with it.

Approval of Prior Meeting Minutes (4/13/17) Joe motioned to approve the prior minutes. Cathy seconded. Unanimous.

Landscape Report: Finished swale extension by 7630 toward Hollister. Enviroscaping took care of D.G. pathway repairs from #125 to driveway. Unit #101 at 7602 wall sealed but still leaked, work order placed with Beachside to repair.

Vendor Evaluation: MasterClean great job cleaning beach tar out of showers at pool area.

Treasurer's Report

	April 2017	YTD
Total Income	\$66,766.70	\$266,624.16
Op. Expenses	28,657.52	120,178.17
Reserve Expenditures	0.00	1,550.00
Total Expenditures	28,657.52	121,728.17
Transfer to Reserve	38,109.18	143,392.99
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,418,159.06	
Due from Unit Owners	\$ 14,649.84	
Total Assets	\$ 2,437,808.90	

Operating Expenses are about 7%+ below on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: owner will replace
- c. Sidewalk repair: ongoing by Enviroscaping.
- d. Vacancy on board: considering candidates.
- e. Roofs/Gutters: nothing new.
- f. Siding repairs pending weather #321 and #335: waiting on beachside
- g. Front Gate motor for entry and exit: nothing to do until it breaks down.
- h. Asphalt: Getting bids to remove and replace.
- i. Leak from 354 to 254: #354 interior being repaired. #254 unknown status. Board is concerned with possible mold if not properly dealt with.

New Business

- a. #321 slider: see owner request.
- b. Marborg large dumpster for bulky pickup: to start on 6/9/17 for 2 wks.
- c. Recording Liens: nothing.

Next Meeting 6/8/17 at 6PM, at 7610 meeting room

Board to meet in Executive to discuss candidates & appointment to Board.

Meeting adjourned at 7:40 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 08, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Gia Ippolito, Howard Lange and Cathy Leyva

Homeowners present: Rosalba Guillen of unit 330.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Cathy: Kids playing in street/parking lot, which is unsafe. They are destroying the plants and there is no parental supervision.

Unit 330 (Ms. Guillen): Bats above balcony. Board told unit owner they are aware of the bats and are already working on trying to get holes blocked. Home Roofing was assigned the work. Also looking to get bats to nest in trees and not in the walls of the units because bats are essential for bug control on property.

Unit 356 (Ms. Arkin): Email received from owner re pipe extension of soft water directed into the Assoc surface drain.

Approval of Prior Meeting Minutes Joe motioned to approve the May 11, 2017, minutes. Howard seconded. Unanimously approved.

Landscape Report: More maintenance, Action tree finished the tree trimming around the complex; pouring and repairing of concrete sidewalks in progress. Mysterious leak in unit 118 being investigated.

Vendor Evaluation: Pool and Jacuzzi light out again and will be replaced. Security issue: someone is using the pool after hours. Joe motioned to purchase 8 new pool chaise lounge chairs to replace the old white pool chairs. Cathy seconded, Unanimously approved.

Treasurer's Report

	May 2017	YTD
Total Income	\$71,406.30	\$338,030.46
Op. Expenses	33,211.97	153,390.14
Reserve Expenditures	0.00	1,550.00
Total Expenditures	33,211.97	154,940.14
Transfer to Reserve	38,194.33	181,587.32
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,457,773.11	
Due from Unit Owners	\$ 14,914.82	
Total Assets	\$ 2,477,687.93	

Operating Expenses are about 8%+ below budget on cash basis thru end of month.
Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: per owners, it will be replaced, owners will be invited to attend next board meeting.
- c. Sidewalk repair: ongoing
- d. Roofs/Gutters: nothing new.
- e. Siding repairs pending weather #335 and balcony deck and trim at #321: waiting on Beachside.
- f. Asphalt: Howard motioned to have Craig and Joe to meet with GPM and Ramsey to clarify bids and authorized them to choose contractor (for removal and replacement of asphalt) and to report at next month meeting.
- g. Leak from 354 to 254: Cathy motioned to contact county health to check #254 for possible presence of mold. Howard seconded. Unanimously approved.
- h. Marborg to drop off large dumpster by 7606 from 6/9/17 to 6/26/17 for residents to discard large/bulky items.

New Business

- a. #125 trellis and plants at front porch: James instructed to ask owners to remove trellis.
- b. AC request by #315: Board denied request due to concerns over holes in the siding and noise level which will affect neighbors. AC in window #344 has been removed:
- c. #239 opening siding to repair cable for internet: Joe motioned to ask COX Cable to run cable in crawl space if not then beachside will remove siding

and unit owner to pay for all related costs. Cathy seconded. Unanimously approved.

- d. Sewer lines repaired, major roots in manholes cleared.
- e. Recording liens: none

Summary of executive session held last month: review of board candidates and appointing new board member.

Next Meeting 7/13/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 13, 2017 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Gia Ippolito, Howard Lange and Cathy Leyva .

Homeowners present: Sarah R. #209, Adam R, #118, and Quan M. #114

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Sarah R. #209: Owners kitchen floor has a significant slope. Contractor believes it's a foundation issue, if so then the association is responsible for the foundation and sub-floor and the owner is responsible for the floor covering. The association will coordinate a meeting with owner and the Grove's contractor to figure out the problem and proceed from there.

Adam R. #118: Leak from common drainpipe, owner is asking for reimbursement from board for damages caused by the leak. Board told owner association is responsible for fixing the common pipe and replacing any drywall cut out to repair the pipe, the rest is up to the owner. Owner said his insurance wouldn't cover it and board suggested he try and ask them again.

Quan M. #114: Wants to know when association will fix the downspout above his unit. Leaked last winter and has noticed it hasn't been repaired. Board told owner they are aware of it and will make sure repair is expedited.

Approval of Prior Meeting Minutes (6/8/17) Joe motioned to approve the prior minutes. Cathy seconded. Unanimously approved.

Landscape Report: More maintenance, 7638 irrigation mainline blew and was repaired, Concrete around 7624 and 7626 and around the pool area in progress and almost complete.

Vendor Evaluation: Large Marborg dumpster brought in for residents to throw away large items was successful, dumpster packed when taken away. Shower valve at pool being fixed.

Treasurer's Report

	June 2017	YTD
Total Income	\$65,540.00	\$403,570.46
Op. Expenses	22,938.50	176,328.64
Reserve Expenditures	2,500.00	4,050.00
Total Expenditures	25,438.50	180,378.64
Transfer to Reserve	40,101.50	221,688.82
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,499,402.42	
Due from Unit Owners	\$ 15,917.50	
Total Assets	\$ 2,520,319.92	

Operating Expenses are about 11%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 #347 front door: owner has yet to replace; James will ask Beachside to give a price to forward to owner.
- c. Sidewalk repair: ongoing
- d. Roofs/Gutters: in progress, new company to clean gutters.
- e. Siding repairs pending weather #335 and balcony deck and trim at #321: ongoing
- f. Asphalt: Cathy motions to ratify decision to go with Ramsey to remove & replace asphalt for \$339,955.30 over a two week period. Howard seconded. Unanimous. James to call the Bacara Resort to check on the availability of their overflow parking lot by the new retirement complex.
- g. Leak from 354 to 254: mold issue. No response.
- h. A/C request by #315: Request was denied
- i. #125 trellis and plants: Cathy motioned to have James contact brother, let him know for her well-being, Board will allow plants temporarily

until she vacates the unit, at which point he will need to remove the plants and return patio to original state. Joe seconded. Unanimous.

New Business

- a. #209 kitchen floor: see owner request.
- b. #118 leak: see owner request.
- c. Leak in #235 from own kitchen faucet (ins claim): Association not responsible, either plumbers insurance or owners. Board denied to file insurance claim.
- d. #225 trellis enclosure request: as long as it matches Association's policy, approved.
- e. Bat houses: in progress.
- f. HUD Regulation/ policy re harassment: Board discussed and will make every reasonable effort to comply with HUD requirements.
- g. Gutter/downspout: none.
- h. Recording liens: none
- i. Other items for next agenda. Approval of treadmill replacement.

Next Meeting 8/10/17 at 6PM, at 7610 meeting room

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 10, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Howard Lange.
Absent board members were: Cathy Leyva and Gia Ippolito.

Homeowners present: Arnulfo N. #340 and Valerie D. #219,
Tenants: Wendy W. & Cody D. from #343; Kenny D. from #242;

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Valerie D. #219: Asked the board to install a handicap sidewalk ramp by the gym and pedestrian gate, Howard moved to install the handicap ramp to accommodate and Joe seconded. Unanimously approved. She also asked to have at least two feet of space on each side of the speed bumps for easier access for handicap scooter and wheelchairs. Howard motioned to make all bumps have a two foot gap for handicap chair access, a discussion followed that considered whether a gap was needed at all bumps and necessarily on both sides. Howard motioned to have a board member (Craig) work with Ramsey Asphalt to see what options would be best to implement this access. Joe seconded. Unanimously approved.

Kenny D. #242: See New Business re dispute.

Approval of Prior Meeting Minutes (7/13/17) Joe motioned to approve the prior minutes. Howard seconded. Unanimous

Landscape Report: More maintenance, concrete done around 7624 and 7626 and pool area. Someone pulled off vanity doors in the gym bathroom. People stealing toilet paper from gym bathroom as well, Service Master not locking TP in the dispenser. Someone using pool before hours.

Vendor Evaluation: Pool shower fixed but took a long time, looks good but needs to be painted. Service Master not replacing soap at pool or gym. Tropical pool replaced broken drain cover thanks to Ruth and Tropical Pool.

Treasurer's Report

	July 2017	YTD
Total Income	\$62,860.00	\$466,430.46
Op. Expenses	27,833.61	204,162.25
Reserve Expenditures	0.00	4,050.00
Total Expenditures	27,833.61	208,212.25
Transfer to Reserve	35,026.39	256,715.21
Transfer from Reserve	0.00	2,272.00
Balance in Savings	\$ 2,535,992.23	
Due from Unit Owners	\$ 16,469.58	
Total Assets	\$ 2,557,461.81	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Craig seconded)

Old Business:

- a. Updating governing documents: in progress.
- b. Asphalt project with Ramsey: in progress.
- c. 7632 #347-front door: owner is having Beachside replace it.
- d. Sidewalk repair/replacement: another proposal forthcoming.
- e. Roofs/gutters/downspouts: investigating new company, looking into mesh to cover gutters from leaves.
- f. Siding repairs: ongoing.
- g. Leak from #354 to #254: no contact; owner not responding.
- h. #209 kitchen floor: Joe motioned to allow Don from Beachside to subcontract structural engineer to investigate problem. Howard seconded. Unanimously approved.
- i. Leak in #235 from own kitchen faucet (ins claim) no show.
- j. Bat Houses: ongoing research.
- k. Leak #118 from common drain pipe: Assoc responsible for pipe replacement & patch drywall; homeowner insurance should cover the rest.

New Business

- a. #222 patio: cleaned up.
- b. Treadmill for gym: James authorized to purchase new one from Mark's Fitness for \$4,860.61.

- c. #343 & #243 dispute: Board listened to owner of #242 and tenants of #343 re issues with tenants in #243.
- d. Front gate loop & conduits to light fixtures during asphalt project: Enviroscaping authorized to lay new electrical conduits on a T&M basis; asphalt removal may also damage front gate exit car loops, Consolidated door authorized to make the repair.
- e. Website: Keep a max of 3 years info on website.
- f. Recording liens: 107, 210, 366 Joe motioned that if they don't pay by the end of the month to record a lien. Craig seconded. Unanimous approved.

Next Meeting 9/14/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:05 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 14, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, and Cathy Leyva. Absent was Gia Ippolito.

Homeowners present: Teresa S. #349, Kate V. #306, and Zhen X. #222.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Teresa S. : Came to the board asking about the status of the Sauna, wondering when it was going to be fixed. Board assured her that they are in the process of repairing it. Board then discussed whether or not to replace entire sauna heater or just the parts necessary to fix it. Joe motioned to replace entire sauna heater, Cathy seconded. Unanimously approved.

Kate V. : Wants to replace old windows with double paned to be more energy efficient. She told the board that she will match existing aesthetics. Cathy motioned to allow Kate to replace the six windows and sliders as long as they aesthetically match the existing ones. Howard seconded. Unanimously approved.

Zhen: Was told by association that her patio was overcrowded with plants and pots. There has been a significant improvement in that there are now less hanging pots and less plants overall. However, there is still concern over the few remaining hanging pots in that it is a violation to the CC&R. Owners are not allowed to modify exterior or put nails/holes in exterior walls, beams, etc.. Board suggested a freestanding hanger for the plants. And they also urged that there needs to be sufficient space for emergency responders to access the residence and entrance can't be blocked by plants or other personal belongings.

Approval of Prior Meeting Minutes: Tabled

Landscape Report: Maintenance, poured concrete handicap ramp to the gym and pedestrian gate. Asphalt project complete. New ant traps dispersed around property. Joe will send a proposal for spider-web cleaning off of buidlings.

Vendor Evaluation: Smitty's towing responded quickly to cars not moved for asphalt project even though the Grove was for some reason let off their schedule. Previously, Sauna was not properly installed and moisture got into control panel causing it to malfunction.

Treasurer's Report

	Aug 2017	YTD
Total Income	\$65,620.00	\$532,050.46
Op. Expenses	34,769.98	238,932.23
Reserve Expenditures	158,996.17	163,046.17
Total Expenditures	193,766.15	401,978.40
Transfer to Reserve	1,853.85	258,569.06
Transfer from Reserve	130,000.00	132,272.00
Balance in Savings	\$ 2,409,505.93	
Due from Unit Owners	\$ 17,619.92	
Total Assets	\$ 2,432,125.85	

Operating Expenses are about 14%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Asphalt project with Ramsey: Final invoice received. \$182,905.80. Joe motioned to withhold \$10,000 from final bill until we figure out what happened with gate loop. Howard seconded. Unanimously approved.
- b. Updating Governing Docs: In progress
- c. 7632 #347-front door: having beachside replace it
- d. Sidewalk repair/replacement: 7632 and 7634 are being repaired
- e. Roofs/gutters/downspouts: Joe motioned to have Merit Cleaning clean the gutters on all buildings, Cathy seconded. Unanimously approved.
- f. Siding repairs: ongoing.
- g. Leak from #354 to #254: between owners insurance, board has done its due diligence.

- h. #209 kitchen floor: Waiting for Beachside to obtain the service of their structural engineer.
- i. Leak in #235 from own kitchen faucet (ins claim): Owners insurance USAA wants association to file claim with its insurance; they say the assoc insurance is the primary insurance. James will call association insurance to see if they will cover and go from there.
- j. Bat Houses: ongoing.
- k. Leak #118 from common drain pipe: nothing new to report.
- l. #243 & #343: exec session

New Business

- a. #222 patio: see owner request
- b. #302 new front door request: if consistent with association policy and painted white then board approved.
- c. Possible new law re balconies: must be inspected by structural engineer, architect or contractor every few years.
- d. Recording Liens: none

Next Meeting 10/12/17 at 6PM, at 7610 meeting room

Meeting adjourned at 8:00 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 12, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Cathy Leyva, and Gia Ippolito. Howard Lange was absent.

Homeowners present: Bill Rauch #351, Nancy Arkin #356, and Zhen Xie #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Bill R. #351: Owner asked if repair of exclusive use deck was owners responsibility. Board told him that the surface is the responsibility of the owner and any structural damage is the responsibility of the association. Also asked about damaged window trim and seal. Association is responsible for trim but not the window itself. Owner wanted to commend board on job it was doing to keep association looking nice, and suggested that the board consider replacing the old faded stop sign on the front gate. Finally he brought up a tree that is concerning because of the way its leaning over the building. Joe will meet with Action Tree and see what they can do to make the tree safer.

Nancy A. #356 : Has a water softener in her unit next to the water heater. It has a drain that is tied to the existing outflow. Board asked her to paint the copper pipe to match existing surrounding pipes. Cathy motioned to allow 7634 Unit 356 to paint the copper pipe to trim color. Gia seconded. Unanimous.

Zhen X #222: Asking permission from board for free standing trellis to organize plants on her patio. Board told her they don't like clutter on patios and need sufficient space for emergency responders. Board thinks it will be too cluttered and will not go with the aesthetic of the complex.

Approval of Prior Meeting Minutes: Joe motioned to approve August minutes. Craig seconded. Unanimous. Cathy motioned to approve September minutes. Joe seconded. Unanimous. Joe motioned to approve executive session minutes. Cathy seconded. Unanimous.

Draft of Proposed 2018 Budget: After lengthy discussion, Cathy motioned to accept 2018 budget as proposed. Joe seconded. Unanimous.

Landscape Report: Regular maintenance. Joe proposed, due to the drought, to have his crew from Enviroscaping to clean off the dust and spider webs on the buildings by hand. Cathy motioned to allow Enviroscaping to remove spider webs for a total amount not to exceed \$6,500. Gia seconded. Unanimously approved. Joe abstained. Joe also provided two proposals for landscape improvements and drip conversions. Gia moved to approve landscape improvements and drip conversion near 7610 for the total of \$5,530.00 Cathy seconded. Joe abstained. Unanimous. Cathy motioned to improve landscape and convert to drip near 7634 for \$14,150.00. Gia seconded. Joe abstained. Unanimously approved. Cathy motioned to fix 7602 concrete staircase and sidewalk not to exceed \$7,000.00. Gia seconded. Joe abstained. Unanimously approved. The Association will also reimburse Enviroscaping for the purchase of the Sauna heater.

Treasurer's Report

	Sept 2017	YTD
Total Income	\$66,082.56	\$598,133.02
Op. Expenses	22,933.44	261,865.67
Reserve Expenditures	182,905.80	345,951.97
Total Expenditures	205,839.24	607,817.64
Transfer to Reserve	15,243.32	273,812.38
Transfer from Reserve	155,000.00	287,272.00
Balance in Savings	\$ 2,271,289.40	
Due from Unit Owners	\$ 15,315.02	
Total Assets	\$ 2,291,604.42	

Operating Expenses are about 17%+ below on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Old Business:

- a. Updating Governing Docs: In progress.
- b. 7632 #347-front door: having Beachside replace it. Cathy motioned to allow unit #347 to have door #44 (from TM Cobb Stock Entrance Doors) installed as long as it's painted white to match the trim. Joe seconded. Unanimously approved.
- c. Sidewalk repair/replacement: in progress
- d. Roofs/gutters/downspouts: tabled
- e. Siding repairs: #262/362: Dry rot under tile balcony installed by previous owner without permission by board. OK to proceed with repair and later will determine responsibility and cost.
- f. Leak from #354 to #254: no further news. Tabled.
- g. #209 kitchen floor: no further news. Tabled.
- h. Leak in #235 from own kitchen faucet (ins claim): James contacted Assoc insurance agent. In order to find out if the Assoc insurance will cover this incident, the Assoc needs to file a claim. James suggested that the Assoc should do so. Tabled.
- i. Bat Houses: tabled.
- j. Leak #118 from common drain pipe: no further news. Tabled.
- k. #243 & #343: tenants' relationship with each other. Tabled.
- l. #222 patio: see owners request above.

New Business

- a. Draft of proposed budget: see budget above.
- b. Concrete curb bid from Ramsey: James to call for another bid from D-Kal Construction that is doing work at UCSB.
- c. Front gate motor: bid from Consolidated Overhead tabled.
- d. Recording Liens: none

Next Meeting 11/09/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:30 PM

Submitted by: Matt Mora, Scribe.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 9, 2017 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Gia Ippolito, and Howard Lange. Cathy Leyva was absent.

Homeowners present: Sarah Reichert #209, Bill Rauch #351, Cindy Macy #363, Martha Heinz #235, Zhen Xie #222, and Steve Hernandez #243.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Gia Ippolito (Matt Mora absent)

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Sarah R. #209: Sarah recently emailed her request for new slider and windows over to us after the agenda had been published & posted. Joe motioned to add her request to be added to the agenda. Howard seconded. Unanimous. After discussion, Board unanimously approved for owner to have new windows throughout and a slider for her ground floor room (not the slider on her 2nd floor balcony).

Bill R. #351: A.) Bill continued to have an ant problem in his unit. Lenz Pest Control came out and inspected and Bill let us know that round disks outside seem to not be working well (usually need to be replaced every 3-4 months). Lenz quoted some prices to come and treat 1 building vs. multiple buildings. This treatment would not allow for pets to be near the grounds around the building for 2-3 hours. B.) Wanted to know the paint standard from Sherwin Williams since local paint store has closed. Craig mentioned we should post our building colors in the newsletter. C.) Asked about mulch for common area at the bottom of his steps. Joe was going to work on this whole area after rainy season; mentioned he would do this for Bill.

Cindy M. #363: A.) Cindy mentioned there is bat waste on her balcony and handrails even though she has not seen one. Lenz came out and they also believe

this is due to bats. Craig mentioned that the Assoc is looking into bat gates/bat houses. B.) She mentioned smoking smell has become an annoyance. Mentioned that she thinks most people ignore the designated smoking areas. She talked to someone smoking near her unit and they said they are not stopping (top floor unit at 7638). James may send a letter if needed. Cindy asked that we remind people in our newsletter.

Martha H. #235: A.) Martha reported about her upstairs neighbors (apparently mother & daughter) in unit #335 – unit full of stuff, possible some health issues, and noise from arguing constantly. She has called the police numerous times seeking help. These neighbors have caused 3 leaks in her ceiling. Another neighbor has seen rodent droppings in this unit. Vector Control is who may be needed to assist; would need permission from the unit owners to be able to go into the unit. B.) Martha had a leak that caused an issue in her room below (multi-level unit). She had a new kitchen faucet installed by a plumber and the part that you pull down on the faucet wasn't screwed in properly and, over time, leaked water. To fix the problem, she had to remove parts of the downstairs ceiling, wall, as well as some cabinets and some portion of her countertop. Her insurance is covering \$10K deductible but the total cost is \$15K. She asked the board if the Assoc insurance would cover the \$5K+ remaining amount. Craig went over this extensively with Martha and the board recommended she reach back out to her insurance provider to have them cover the total sum of the damages. The Assoc cannot cover the cost because the leak originated in her unit and is contained in her unit. (James has already checked with the Assoc insurance agent to find out if this leak would be covered under the master policy. The reply was that the only way to find out is to file a claim. James suggested that the Board do so).

Zhen X #222: Zhen brought us photos of her updated patio and all her plants and belongings are in her patio. There was a motion by Joe to approve the patio as is. Howard seconded. Unanimous.

Steve H. #24: asked to meet in executive session.

Approval of Prior Meeting Minutes: Joe motioned to approve October minutes. Gia seconded. Unanimous.

Landscape Report: Joe brought a proposal to trim eucalyptus trees from Action Tree Care for \$3,900. Motion by Howard to approve this proposal. Craig seconded. Unanimously approved.

Treasurer's Report

	Oct 2017	YTD
Total Income	\$66,845.00	\$664,978.02
Op. Expenses	98,461.93	360,327.60
Reserve Expenditures	23,555.74	369,507.71
Total Expenditures	122,017.67	729,835.31
Transfer to Reserve	(4,827.33)	(278,639.71)
Transfer from Reserve	60,000.00	347,272.00
Balance in Savings	\$ 2,217,679.24	
Due from Unit Owners	\$ 16,061.13	
Total Assets	\$ 2,238,740.37	

Operating Expenses are about 4.3%+ below on cash basis.

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Old Business:

- a. Updating Governing Docs: Tabled.
- b. 7632 #347-front door: owner replacing.
- c. Sidewalk repair/replacement at 7602: done.
- d. Roofs/gutters/downspouts: tabled.
- e. Siding repairs: Beachside working on #262 & #362.
- f. Leak from #354 to #254: no further information.
- g. #209 kitchen floor: no further news, Carter Construction has not been looked at it yet.
- h. Leak in #235 from own kitchen faucet (possible ins claim): see above.
- i. Bat Houses: discussed during talk with Cindy M.
- j. #243 & #343: Steve came to talk to board under Executive Session.
- k. #222 patio: Zhen came to talk to board. Motion above.
- l. Concrete curb bid from Ramsey for \$9,604.80: Joe will cut the roots. Motion to accept Ramsey 240 linear feet of work and coordination with Envirosaping by Howard, seconded by Gia. Unanimous.

New Business

- a. Front gate motors: tabled
- b. Smoking: discussed during talk with Cindy M.
- c. Annual review or audit and tax returns by CPA: Motion to perform audit (\$2,015) and tax returns by Purdy, CPA, Howard; Joe seconded. Unanimous
- d. Building lightbulb replacement frequency: not discussed as Matt was absent.

- e. Annual meeting at 1/11/18, at 6pm, at GVCC (Craig, Gia, Howard- terms ending)
 - a. Gia let board know she may not be able to continue board seat due to work travel conflicts (confirming in coming weeks).
- f. Recording liens: not discussed.
- g. Other items to be put on next month's agenda: none mentioned

Summary of last month's executive session: late charges from one unit.

Next Meeting 12/14/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 8:15 PM

Submitted by: Gia Ippolito standing in for Matt Mora, Scribe.

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 14, 2017 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Gia Ippolito, Howard Lange and Cathy Leyva.

Homeowners present: Sarah Reichert #209, Bill Rauch #351, and Chris Hall #351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Gia Ippolito (Matt Mora absent)

Call to Order: Meeting called to order at around 6:00PM

Owners Requests:

Sarah R. #209: Kitchen floor sloping issue.

Bill R. #351: Ant treatments on 7634 (request). Motion by Joe to approve treatment of 7634 for ants first (\$300 for 1 building); Howard second. Unanimous. Also discussed fumigation for termites next May or June.

Chris H. #351: Small parking spot (large trucks parking on curb). Asked for notice in newsletter. Towing overview regarding CC&R's. Front door questions.

Approval of Prior (Nov 2017) Meeting Minutes: Howard moved to approve. Joe seconded. Unanimous.

Landscape Report: Motion by Cathy for Craig to have authority to decide on mulch application, root barriers and concrete sidewalk by Enviroscaping. Howard seconded. (Joe abstained). Approved.

Treasurer's Report

	Nov 2017	YTD
Total Income	\$64,570.00	\$729,548.02
Op. Expenses	31,687.38	329,014.98
Reserve Expenditures	0	369,507.71
Total Expenditures	31,687.38	761,522.69
Transfer to Reserve	(32,882.62)	(311,522.33)
Transfer from Reserve	0	347,272.00
Balance in Savings	\$ 2,252,071.17	
Due from Unit Owners	\$ 17,609.70	
Total Assets	\$ 2,274,680.87	

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Old Business:

- a. Updating Governing Docs: no action.
- b. 7632 #347-front door: done by owner.
- c. Sidewalk repair/replacement: Joe to provide bid for 7638 #263 (about 80 sq ft).
- d. Roofs/gutters/downspouts: Note in news for people to call Management.
- e. Siding repairs pending weather: #335.
- f. Leak from #354 to #254: no further news.
- g. #209 kitchen floor: James to contact Carter Construction for a price.
- h. Bat Houses: no action taken.
- i. #243 & #343 neighborly issues: no further news.
- j. Annual meeting at 1/11/18, at 6pm, at GVCC (Craig, Gia, Howard – terms ending; 2 yr term): Gia not able to stay next year.
- k. #335: Motion by Howard to get a legal opinion if Assoc is able to insist on inspection of unit (James to contact attorney). Gia seconded. Unanimous..

New Business

- a. Deep root fertilize eucs (SB Pest \$2,800) – Motion by Cathy to approve this. Joe seconded. Unanimous.
- b. Front gate motors: Board decided to let them ride and replace them when they stop working.
- c. #347- sola tube?: Board not open at this time to permit an installation of a roof sola tube.
- d. Termite & pest treatment: discussed under owners request.
- e. Building light bulb replacement frequency: ask electrician to look at stair light sockets. James investigating.
- f. Recording liens: none at this time.
- g. Other items to be put on next month's agenda: Fire preparations (Howard)

Next Meeting 1/11/18 at 6PM, at Goleta Valley Community Center.

Board to meet in Executive Session to discuss fees in arrears & litigation.

Meeting adjourned at 7:45 PM

Submitted by: Gia Ippolito standing in for Matt Mora, Scribe.

