

**EUCALYPTUS GROVE
HOMEOWNERS' ASSOCIATION
Annual Meeting (Unofficial)
January 13, 2000 6:30 p.m.
Goleta Valley Community Center**

Board Members present: Bruce Bennett, Merrill Lynn, and Rhoherda Lange. Also present were Bill Bold, former Board President, and Bob Bartlein and James Nguyen of Bartlein & Company, Inc.

The meeting was called to order at 6:43 p.m.

Only 46 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 2, 1999.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

Election of the Board:

The following members were elected to serve on the Board of Directors: Bruce Bennett, Merrill Lynn, Robherda Lange, Rita Johnston, and Karen Gunderson.

Old Business:

Issues discussed:

- 1) The clarification of the need for the 1999 Special Assessment
- 2) Landscaping at the Grove

New Business:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following topics were briefly discussed:

- 1) Recycling/garbage
- 2) Condition of gutters
- 3) Grounds lighting upkeep
- 4) Eucalyptus trees and the lerp psyllids infestation: a committee was formed to look into options for assuring the health of the trees.

The Adjourned Meeting will be held on February 10, 2000, at 6:30 p.m. in the Meeting Room at Building 7610. The meeting was adjourned at 7:38 p.m.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
February 10, 2000
Minutes**

Board members present:

Bruce Bennet
Merril Lynn
Robherda Lange
Karen Gundersen

Also in attendance:

James Nguyen
Bill Bold
Mr. & Mrs. Linstruth (Unit 372)
Ms. Silvia (Unit 317)

The adjourned annual meeting (originally January 13, 2000) called to order at 6:30 p.m., with 48 units represented by proxy.

The Board unanimously ratified all actions presented at the January 13, 2000 meeting.

The annual meeting was adjourned at 6:40 p.m.

The February Homeowners meeting was called to order by president Bruce Bennet at 6:41 p.m.

Ms. Silvia (unit 317) formally asked the Board to waive the single pet restriction and allow her to keep a second dog in her unit. Ms. Silvia suffers from severe hearing loss and needs the dog to aid her.

The Board unanimously approved this one time waiver for Ms. Silvia.

Mr. Norton (unit 232) requested, through correspondence, to have the sidings around his unit's entry repainted. Mr. Norton has just moved into the complex and felt the scuffs on the siding were left by the previous owners.

The Board approved the touch-up painting, as required.

Mr. Griffin (unit 207) requested, through correspondence, to have the entry way slab to his unit repaired. Heavy cracks are visible in the slab.

Larry Ramstrum will assess the damage and submit a repair plan with cost estimate to the Board.

Mrs. Lopez (unit 233) requested, through correspondence, to have a section of the entry way slab for her unit repaired - a piece of rebar reportedly is visible on a slab edge.

The Board approved the repair order.

Meeting minutes from : October 14, 1999

October 28, 1999 (Budget meeting)

November 11, 1999

December 9, 1999

were unanimously approved by the Board as were all actions proposed in the above meetings.

TREASURER'S REPORT offered only routine expenditures.

January's income was \$31,506.60, with total expenditures \$19,996.53, the balance of income going to reserves.

SECRETARY'S REPORT contained:

A letter from Roger Honey (unit 336) suggesting the Jacuzzi (thermal) blanket be reinstalled and flood lights in gully areas be reactivated/repared.

The Board noted the Jacuzzi cover was deemed a safety hazard and ordered removed by the County Health Inspector.

The Board will take the suggestion to replace gully flood lights under consideration.

MAINTENANCE / GROUNDS LIGHTING manager reported overflowing trash at single dumpster near Bldg. 7636. An item will appear in next newsletter urging residents of Buildings 7628, 7638, and 7640 to utilize the larger double dumpster near Building 7638.

No new repair projects are recommended at this time.

POOL MANAGER reported an increase in (glass) bottles and cigarette butts left around the Jacuzzi. Also recommends replacement of sauna timer to aid warm-up and ensure drying of sauna interior.

LANDSCAPING MANAGER recommends shrubs be trimmed to eliminate contact with building's siding.

OLD BUSINESS:

Current list of residents with overdue monthly fees discussed.

List of known siding dryrot sites discussed. Work on staircase for units 316/317 still in progress. Repair of staircase for unit 318 suggested as next repair project.

NEW BUSINESS:

Updated resident roster distributed to Board members.

Bids presented for replacement of pool house pump room exterior door presented.

Board awarded contract to "Joey" at \$332.21.

J. Nguyen apprised the Board of repair work by Goleta Water District near Building 7606, to be undertaken in May, 2000.

The question of Rita Johnston's desire to join the Board was discussed. The Board agreed to submit bank signature cards without Ms. Johnston's signature.

Presentation of current dry rot sites summary by Larry Ramstrum Construction briefly discussed. No action taken.

Next meeting scheduled for March 9, 2000 at 6:30 p.m.

MEETING ADJOURNED

Eucalyptus Grove Homeowners
Board of Directors Meeting
March 9, 2000
Minutes

Board members present:

Bruce Bennet
Merril Lynn
Robherda Lange

Also in attendance:

James Nguyen
Bill Bold
Mr. M. Rosner (Unit 312)
Ms. M. Mangan (Unit 316)
Ms. Silva (Unit 317)

The March Homeowners meeting was called to order by president Bruce Bennet at 6:30 p.m.

Mary Mangan (Unit 316) summarized a letter sent by her to J. Nguyen outlining several areas of concern, including:

- * Her contention that the front door overhang at her unit is not designed correctly and has allowed rain water to damage the entry door. She asked the Board to reimburse her for the replacement of the door.
- * Questions regarding termite activities and eradication plans.
- * Will the landscaping disturbed during siding repairs at Building 7610 be restored?
- * Complaints concerning her neighbor, Ms. Silva (Unit 317) on the issue of dog nuisance.

The Board answered Ms. Mangan:

- * Termite control and landscaping restoration are issues the Board deals with on an ongoing basis.
- * A reconciliation between Ms. Mangan and Ms. Silva ensued after a brief discussion.
- * No action was proposed by the Board on the entry door issue. The entry door upkeep is the homeowner's responsibility, with the overhang design being the approved standard at the Grove.

Mr. M. Rozner (Unit 312) cited continuing gutter problems and offered many suggestions on gutter maintenance.

In response to Mr. Rozner's suggestions, the Board unanimously approved an annual intensive cleaning of the gutters at the start of the normal rainy season. Progressive Landscaping will be asked for a bid on this job.

Meeting minutes from February 10, 2000 were unanimously approved by the Board.

Treasurer's report offered only routine expenditures.

February's income was \$29,614.00 with total expenditures \$20,113.50, the balance of income going to reserves.

Secretary's report contained no homeowner correspondence and no other items.

Maintenance/Grounds Lighting Manager's report contained no new issues. Final billing for repair of stairs at 7610, Units 316/317, needed before start on next project is recommended.

Landscaping manager recommended the application of an insecticide for the Lerp Psyllid infestation. Cost estimate is \$60.00 - \$120.00 per eucalyptus tree treated.

The Board unanimously approved an initial outlay of \$4,000.00 for this project, with further expenditures considered as needed.

OLD BUSINESS:

Current list of residents with overdue monthly fees discussed.

List of known siding dry rot sites discussed. Work on staircase for units 316/317 still in progress. Repair of staircase for unit 318 suggested as next repair project.

Water main repair work by Goleta Water District planned for May. Area affected will be parking lot drive near stalls 209 and 309 (building 7606)

NEW BUSINESS:

Bid for new gate operator (auto exit gate) submitted by Perimeter Security: \$2,518.00 with optional back-up power supply +/- \$772.00, and service agreement \$120.00 per 3 months.

The Board unanimously approved the operator replacement and directed J. Nguyen to ask Perimeter Security to accept a package price of \$3,000.00 for operator and back-up power supply.

The Board unanimously approved the Perimeter Security service agreement with a cap of \$200.00 for minor routine repairs at each service.

The Board unanimously approved repair of the concrete slab at the entry of unit 207 (building 7606) with the contract going to Ramstrum Construction for \$800.00.

The Board rejected the request by the owner of unit 369 (building 7640) for resurfacing the front deck/entryway to his unit, citing the "exclusive use" nature of the area in question.

Recent problems with mail delivery was discussed. An item in the monthly newsletter will address the problem recommending residents verify their name is legible on the tag in their mailbox.

Next meeting is scheduled for Thursday, April 13, 2000 at 6:30 p.m.

MEETING ADJOURNED

**Eucalyptus Grove Homeowners
Board of Directors Meeting
April 13, 2000
Minutes**

Board members present:

Bruce Bennet
Merril Lynn
Karen Gundersen

Also in attendance:

James Nguyen
Bill Bold
Ms. M. Mangan (unit 316)
Ms. Silva (unit 317)
Mr. R. Junge (unit 309)

The April Homeowners' meeting was called to order by president Bruce Bennet at 6:41 p.m.

* Mr Junge (unit 309) asked what action the Board had planned for repairing the stairway for units 308 and 309 (building 7606).

The Board replied that the stairway repair was on the general repair schedule, but has not been assigned a date at this time.

* Ms. Mangan (unit 316) requested the Board approve a replacement front door which differs from the existing door design.

The Board said the request would be discussed and a decision would be rendered soon.

* Ms. Mangan resumed her complaints of noise and dog nuisance, attributed to her next door neighbor, Ms. S. Silva (unit 317)

The Board replied that the issues raised in Ms. Mangan's complaint were not Homeowners' Association matters and recommended they settle the matter on their own.

* Mr. S. Hollywood (unit 265) requested, via correspondence, that a handicap parking space be installed in the Phase II parking area.

The Board will investigate this request with no action taken at this time.

Meeting minutes from March 9, 2000 were unanimously approved by the Board.

Treasurer's report offered only routine expenditures, with the exception of payment of \$13,000.00 for stairway repairs to Ramstrum Construction. (7610 # 316/#317)

March's income was \$29,398.20 with total expenditures \$34,811.52, the balance of expenditures coming from reserves.

Secretary's report contained a letter from a homeowner (unit 328) asking for repainting of sections of their unit due to discoloration resulting from the lerp psyllid infestation of the eucalyptus trees.

The Board will review this request as well as the condition of the paint on the foot bridge between buildings 7606 and 7626.

Landscape Manager's report included the following:

- * Progressive Landscaping to obtain bids from three exterminators for lerp psyllid fumigation, as approved in February's Board meeting.
- * Landscape Manager, M. Lynn made a visual survey of the tree condition with A. Gonzalez of Progressive Landscaping.
- * Tree roots have caused sidewalk cracks in one area of Phase I and III each. These have the potential of requiring tree removal to cure the ailing cement.

Pool Manager's report cited the spa being out of operation due to equipment failure covered by warranty. Repair due very soon.

Maintenance Manager's report noted completion of stair repairs at building 7610, units 316/317. Recommendation for next repairs to be discussed during Old Business section of meeting.

James Nguyen returned the 1999 Treasurer's packets (original copies of operating bills) to Board.

OLD BUSINESS:

- * The status of one late association dues payer was discussed.
- * Repair of front entry slab for unit 207 (building 7606) was bid at \$1,345.00 by Carter Construction requiring the installation of grade beams to support the slab. The Board unanimously approved this bid.
- * The Board discussed the various repair projects currently listed with the Board and unanimously approved the start of repairs to the stairway to unit 318 (building 7610). Work to be carried out by Ramstrum Construction.

* Payment to Perimeter Security Systems for the auto exit gate operator was put on hold due to the current operational problem with this unit. James Nguyen will follow up.

* Water main work by Goleta Water District scheduled for May as described in the February, 2000 Board meeting.

NEW BUSINESS:

* Bids recieved for professional gutter cleaning were as follows:

- H&H Roofing would clean gutters of all 13 buildings for \$3,772.00.
- Home Roof Company would clean gutters of all 13 buildings for \$250.00 per building.

After discussion, the Board unanimously approved cleaning the gutters on Building 7606 only in November by Home Roof Company. Merit Cleaning will continue with the regularly scheduled gutter cleaning.

* Following a recent inspection, Santa Barbara County Fire Department requested the Grove install fire extinguishers throughout the development, accesible to homeowners.

The Board discussed this item and asked J. Nguyen to contact the Fire Department requesting specifics on the requirement iuncluding ordinance number and and extension of the completion date. J. Nguyen will report back to the Board on this issue as he recieves information.

* The termite fumigation (tenting) program was discussed with the Board approving, unanimously, the tenting of building 7606, tentatively scheduled for some time in May.

Next meeting is scheduled for Thursday, May 11, 2000 at 6:30 p.m.

Meeting adjourned

**Eucalyptus Grove Homeowners
Board of Directors Meeting
May 11, 2000
Minutes**

Board members present:

Bruce Bennet
Karen Gundersen
Rhoberda Lang

Also in attendance:

Ruth Gross, Resident Pool Manager
Marie Hayes, Unit 320
James Nguyen
Bill Bold

The May, 2000 Homeowners' meeting was called to order by president Bruce Bennet at 6:41 p.m.

* Ms. Marie Hayes requested the Board aid her in solving a rain water problem originating with roof water runoff and resulting in the interior of the utility closet becoming soaked by splash water. The water then trails down to the interior of the unit below.

The Board suggested the following: James Nguyen will investigate the possibility of installing a water "diverter" strip on the roof, while Ms. Hayes should consider altering the closet door vents to help deflect incoming water. As a last resort, the Board would consider installing a floor pan and drain scupper in the closet, with Ms. Hayes and the Board sharing the expense.

* A brief appearance by Ralph Sogliuzzo, Goleta West Sanitary District General Manager, was in response to a sewer back-up which was subsequently handled by ~~Speedy Rooter~~ LEO'S SEWER + DRAIN.

* Continuing from last month, Stan Hollywood (unit 265) provided DMV documentation to support his request for a handicap parking space. The Board chose not to approve the request at this time.

* Ms. Valentine (unit 203) requested, through correspondence, that the Board seek active solutions toward mosquito abatement. James Nguyen will investigate public service options for this.

* Mr. New (unit 362) requested through correspondence, the approval of previously installed Saltillo tiles on the entry area deck for the unit. The Board approved the installation with the understanding that the unit owner has responsibility for any

structural damage that might be caused by the installation of the tiles now or in the future.

* Ms. Jasso (unit 328) requested, through correspondence, that the balcony railing be repainted due to discoloration resulting from the ailing eucalyptus trees. The Board unanimously approved the repainting.

Meeting minutes from April 13, 2000 were unanimously approved.

Pool Manager, Ruth Gross reported:

1) Water leakage from the pool shower area into the "pump room" and pool house structure. Larry Ramstrum will investigate and offer solution with quote.

2) Shower and sauna need thorough cleaning. Merit will provide cleaning.

3) Substantial after hours use of pool and spa reported.

4) Pool entry gate does not "self close".

(No immediate action proposed on last two items at this time.)

Maintenance Manager, Bill Bold reported:

1) Auto entry gate is out of order. Required parts are on order.

2) Repairs to entry stairs at units 316/317 are completed.

3) Repair to entry stairs at unit 318 is in process.

Treasurer's report contained no unusual expenditures.

Total income: \$27,799.70

Operating expenditures: \$17,208.28, with \$2,630.35 transferred to Reserve, leaving a positive balance of \$15,000.00

OLD BUSINESS:

* Late association fee payers were briefly discussed.

* Ramstrum Construction will repair a deteriorated rail cap at unit 315 for no charge.

* The current list of known dry rot sites was briefly discussed. Repairs at unit 314 tentatively set to commence at the completion of repairs to stairs at unit 318.

* Goleta Water District repair work delayed until July, 2000.

- * Fumigation of building 7606 is scheduled for 5-23-00 to 5-25-00.
- * Fire extinguisher installation as noted by Santa Barbara County Fire Department approved by Board. Approximately 3-4 extinguishers will be required per building, at \$66.55 per post and \$68.00 per extinguisher. Quote offered by Durbiano.

NEW BUSINESS:

- * New sewer clean out installed at building 7628 due to continuing root damage to line.
- * "Letter on file" for Santa Barbara Sheriff patrol authorization approved by Board by a 2 to 1 vote. (*KAREN OPPOSED*).
- * Water to the Grove shut off 5-11-00 for emergency repair by Goleta Water District. (Repair required in Business Park area).
- * James Nguyen to seek quotes for installation of "card lock" gate for pool, similar to system in use at the exercise room.

Next meeting is scheduled for Thursday, June 08, 2000.

Meeting adjourned at 8:42 p.m.

Eucalyptus Grove Homeowners
Board of Directors Meeting
June 08, 2000
Minutes

Board members present:

Bruce Bennet
Karen Gundersen
Rhoberda Lang
MERRIL LYNN

Also in attendance:

Joan Ludmer, Unit 112
James Nguyen
Bill Bold

The meeting was called to order by president Bruce Bennet at 6:35 p.m.

- * Stan Hollywood (unit 265) renewed his request for a handicap parking space with J. Nguyen by phone.

The Board did not approve the request. Mr. Hollywood's current assigned space location is closer to his unit than a designated handicap space could be provided.

- * Lisa Mathiasen (unit 361) notified J. Nguyen of a "soft spot" on the floor of the balcony for her unit.

The Board will ask Larry Ramstrum to investigate the soft spot and, at this time, this site will be added to the list of known dry rot sites.

- * Merrill Lynn reported on the concerns of several residents over the new arrival of a pit bull to the Grove.

Karen Gundersen will speak to the owners of the dog and suggest methods of assuring the dog will not be a threat to other residents.

- * Joan Ludmer (unit 112) was in attendance to ask the Board questions of the current lerp psyllid infestation of the eucalyptus trees.

The Board responded with an update of ongoing damage assessment of the trees and costs of extermination. The Board underscored their commitment to solve this problem.

Meeting minutes from May, 2000 Board of Directors' meeting were unanimously approved by the Board.

Treasurer's report was approved unanimously by the Board showing:

Total income: \$29,354.21

Total expenditures: \$23,720.96

with \$5,633.25 going to the reserve account.

Maintenance Manager, Bill Bold, reported the auto entry/exit gates are back in operation.

Unit 318 staircase work has been completed. The next site for dry rot repair has been suggested as unit 314.

Landscaping and Pool reports were routine.

OLD BUSINESS:

- * The Board briefly discussed the current list of delinquent dues payments.
- * The Board reviewed the current list of dry rot sites reiterating the intention to have repairs done to unit 314 as soon as Ramstrum Construction can schedule it.
- * James Nguyen notified the Board that the work originally scheduled for May by Goleta Water District is still "on hold" and may be carried out in July.
- * The Board briefly discussed the proposed installation of a "card lock" gate at the swimming pool and unanimously approved the carrying out of this project. The work will be done by Ramstrum Construction, bid price: \$1,852.59.
- * The installation of fire extinguisher boxes around the buildings was discussed. It was suggested to mount the boxes directly to the exterior of the buildings by Larry Ramstrum. A quote of \$885.50 was accepted by the Board for this work and unanimously approved.

NEW BUSINESS:

- * The Board received a request/recommendation from Larry Ramstrum to purchase a bulk quantity of exterior siding for the ongoing dry rot repairs.

The Board approved the purchase of siding materials sufficient for two or three repair projects.

- * A recommendation to clean main sewer lines at Buildings 7602, 7632, 7634, 7636, and 7638, ~~as proposed~~ by Goleta Sanitary District was accepted by the Board with unanimous approval for Speedi Rooter to carry out the work for a bid price of \$2,950.00

The meeting was adjourned with the July meeting scheduled for 07-13-00 at 6:30 p.m.

Eucalyptus Grove Homeowners
Board of Directors Meeting
August 10, 2000
Minutes

Bruce Bennet called the meeting to order at 6:30 p.m.

In attendance:

Bruce Bennet
Karen Gunderson
Merril Lynn
James Nguyen
Bill Bold

* Appearing before the Board, Merrill Lynn requested that her resignation be rescinded.

The Board unanimously accepted this action, thereby placing Ms. Lynn back on the Board.

* Through correspondence, Rita Johnston (unit 334) tendered her resignation to the Board as of August 10, 2000.

The Board unanimously accepted her resignation.

* In a letter, a homeowner requested improvements in the recycling efforts, focusing on the need for better containment.

James Nguyen offered to check into the possibility of increasing the bin size from 68 to 93 gallons.

* The Board unanimously approved the minutes for the July meeting.

The Treasurer's Report contained routine expenditures with the following tally:

Total income: \$30,242.80

Total expenditures: \$22,412.76

with \$7,830.04 going to the reserve account.

The only notable **Coordinator Report** was on a request by the County Health Department to repair cracks in the pool plaster.

Perfect Pools estimated replastering the pool at \$6,000.

The Board approved this repair, tentatively scheduled to start October 16, 2000.

Old Business:

* James Nguyen noted that at present there are no Homeowner monthly fees outstanding. (*GREATER THAN \$200 AT END OF LAST MONTH*).

* The Board briefly discussed known and recently reported dry rot sites. Currently, the

repair to stairway to units 308/309 is in progress.

- * Goleta Water District claims the long heralded repair work near building 7606 will commence on August 14, 2000.

- * James Nguyen reported the installation of the card lock at the swimming pool gate will be completed by the end of August.

- * The Board recommended resealing the pool shower room tiles (noted in the June 2000 meeting) at the same time the pool is replastered.

- * James Nguyen reported that the installation of the fire extinguishers on the exterior of the buildings has been completed.

New Business:

- * On the subject of dry rot, the owner of unit 368 requested an inspection of the unit's balcony. Larry Ramstrum determined that a significant deterioration existed in the area of the balcony half-wall, and it is a possible safety hazard. Based on this information, the Board unanimously recommended placing this repair next on the repair schedule. This action will "bump" the repair at unit 322 to second on the list.

The meeting was adjourned, with the September meeting scheduled for Thursday, September 14, 2000, at 6:30 p.m.

Eucalyptus Grove Homeowners'
Board of Directors Meeting
September 14, 2000
Minutes

Bruce Bennet called the meeting to order at 6:35 p.m.

In attendance were:

Merril Lynn
James Nguyen
Bill Bold

Due to a lack of quorum, the decision was made to continue with the meeting but postpone any Board voting issues or other actions until the October meeting.

The minutes from the August meeting were approved by the Board.

The Treasurers' Report noted only routine expenditures with:

Total income: \$29, 236.80
Total expenditures: \$21,782.63
Current balance: \$22,454.17

The **Landscaping Report** dealt with a brief discussion of the lerp psyllid infestation. The Landscaping Manager relayed information from the County Agricultural Commissioner on efforts to combat the pest, but no significant effort has been undertaken by the County at this point. In talks with Progressive Landscaping, trimming was not recommended at this point.

OLD BUSINESS:

- * The Board noted only one late payer of association dues at this time.
- * The Board briefly discussed the current list of dry rot sites. The only site currently scheduled for work is unit 368, building 7638.

James Nguyen noted:

- * The start of work by Goleta Water District (08-14-00) in the Phase III parking lot. No completion date has been given at this time.
- * The pool gate card lock has been completed. Bruce Bennet suggested a modification to make the lock more effective.
- * Sealing of pool shower tiles and replastering of pool to be undertaken the week of October 16 - 20, 2000.

NEW BUSINESS:

- * The Board approved the annual roof inspection and maintenance work.
- * James Nguyen asked the Board to note any changes which may be required for next year's budget. (The budget will be presented and discussed at future Board meetings.)
- * James Nguyen reported two unspecified water leaks effecting units 224/324 and unit 101.

The meeting was adjourned with the next meeting scheduled for October 10, 2000 at 6:30 p.m.

Eucalyptus Grove Homeowners'

Board of Directors Meeting

October 12, 2000 (6:30 PM)
Minutes

Bruce Bennet called the meeting to order at: ~~3:30 p.m.~~ 6:38 PM

Also in attendance were:

Karen Gunderson, Board member

Bill Bold

James Nguyen

ABSENT: MERRIL LYNN
ROBERTA LANGS

* A letter to the Board from the owner of unit 311 requested two trees at the rear of building 7606 be looked at in regards to their state of health and therefore the possibility of their falling on the buildings.

The Board agreed to ask Progressive Landscaping to trim or cut the trees as requested to eliminate the possibility of a damaging fall.

* The **Treasurer's Report** noted only routine expenditures within the normal budget figures.

Total income: \$28,693.38

Total expenditures: \$37,900.10

with \$9,206.72 being taken from last month's ending balance.

* Merrill Lynn submitted a written **Landscaping Report** including a brief update on testing being conducted on lerp psyllid eradication.

A few trees near buildings 7626 and 7640 appear to be dying. These trees may soon be removed and replaced with another type of tree in the near future.

OLD BUSINESS:

* The Board reviewed the list of delinquent homeowner dues payers.

* The list of known dry rot sites was recapped by James Nguyen for the Board.

The Board agreed to keep the repair of unit 322 on the schedule.

* Water main repair work in the Phase III parking area by the Goleta Water District has been completed.

* James Nguyen noted the pool replastering and shower room sealing to start October 16, 2000.

* In regard to the pool card lock gate, an extension of the gate was discussed and approved by the Board. The work will be done by Atlas Fence. The gate design has been approved the Santa Barbara County Public Health Department.

NEW BUSINESS:

* The Board approved the bid by H & H Roofing to check and do minor resealing of all roofs and car ports.

* On the subject of insurance, the Board agreed to request a higher coverage amount to reflect the increased value of the development.

* The Board discussed the proposed budget, which contains no significant changes from last year. Final budget approval will be in November.

* Tenants of unit 312 (building 7606) have sought claim to an additional covered parking space now designated as a handicapped parking space.. The Board rejected this claim, with little discussion.

The meeting was adjourned at 8:10 p.m.

The next meeting is scheduled for November 8, 2000 at 6:30 p.m.

Eucalyptus Grove Homeowners' Board of Directors Meeting

November 9, 2000

Minutes

Bruce Bennet called the meeting to order at 6:41 p.m.

Also in attendance were:

Merril Lynn

Robherda Lange

James Nguyen

Bill Bold

Mr. and Mrs. Trowbridge (unit 364)

Mr. W. Burke (unit 229)

* Mr. Burke brought to the Board's attention the growth of bushes at the south end of building 7626. The bushes appear to be resting against the side of the building, creating a moisture trap.

Merril Lynn will see that the bushes are trimmed, as required.

* Ms. Randopoulos (unit 270) contacted James Nguyen requesting additional plants in the common area near her unit.

Merril Lynn will survey the area and have plants added where appropriate.

* The minutes for the August and September Board meetings were approved.

* Merrill Lynn requested the wording of a line from the October Landscaping Report be changed from "A few trees... appear to be dying" to "A few trees... are diseased and unsafe." This is in reference to certain trees near buildings 7626 and 7640. With this change the October minutes were approved.

Treasurer's Report proved routine:

total income: \$26,416.00,

total expenditures: \$25,324.43

reserve deposit: \$ 1,339.02

total assets: \$415,100.81

The Board approved this report.

Merril Lynn noted in the **Landscaping Report** that she and Arturo (Progressive Landscaping) are in the process of surveying the trees in the development with respect to possible tree replacement. The type of replacement tree has not yet been determined.

OLD BUSINESS:

* James Nguyen informed the Board that the gutters for unit 312 have been cleaned, as previously requested by the unit owner. (7606 WAS ALSO CLEANED).
BY A ROOFING COMPANY

* The Board reviewed the list of outstanding association fees.

* The Board briefly discussed the current list of known dry rot areas. It was noted the work on unit 322 was started the week of the meeting.

* Resealing of the pool shower area was completed. The pool replastering should be completed by November 17, 2000. The modification to extend the pool gate has been started, as relayed by James Nguyen.

* Since the October Board meeting, a majority of the Board approved the following without further discussion:

1) Increase Association fees for 2001 to \$178.00 per month, in accordance with the new budget.

2) Raise insurance coverage (earthquake/fire) to \$18 million.

3) Stop Murray Security Patrol service, as of 10-26-00.

NEW BUSINESS:

* The Board reviewed and discussed a letter from L. Ramstrum Construction citing various factors that contribute to rising costs associated with dry rot repairs.

* The Board addressed an issue in "Executive Session".

* The meeting was adjourned with next meeting scheduled for 12-14-00 at 6:30 p.m.

Eucalyptus Grove Homeowners

Board of Directors Meeting

December 14, 2000

Minutes

Bruce Bennett called the meeting to order at 6:30 p.m.

Also in attendance were:

Merril Lynn
Roberdha Lange
Karen Gundersen
James Nguyen
Bill Bold

* A request via correspondence from Lois Cunningham to convert the handicapped space in the Phase I parking area to a normal parking space was unanimously approved by the Board.

* A request via correspondence from Dolores Rehn to retain the (carport) handicapped space at building 7606 was unanimously approved by the Board.

* A request by Merrill Lynn to uphold the single pet restrictions with regards to a violation (three dogs at present) by the Board. James Nguyen will send a second notice letter to the owner. SF UNIT # 254.

* The Board unanimously approved the November meeting minutes as presented.

James Nguyen turned the year ¹⁹⁹⁸~~2000~~ bank statements in to the Board.

* The **Treasurer's Report** noted only routine expenditures.

Total income: \$29,736.40
Total expenditures: \$59,837.98
Transfer fin. reserve: \$35,000.00
Current reserve total: \$371,683.46

OLD BUSINESS:

* The Board reviewed the list of current association members with outstanding dues balances.

No action taken at this time.

* James Nguyen reported that the siding repair at unit 322 has been completed; also, the modification to the pool gate is now accomplished.

* By unanimous agreement, the Board shall withhold the new 2001 facility passes from owners currently in arrears with association dues.

* The 2001 Annual meeting was scheduled for January 11 at 6:30 p.m. at the Goleta Valley Community Center.

NEW BUSINESS

* The Board unanimously approved Hudson and Co. CPA, to review and file year 2000 tax returns for \$875.00

* James Nguyen reported that a site of dry rot was found during the escrow building inspection at unit 255. Ramstrum Construction will address the situation.

* James Nguyen reported that investigation is continuing on an intermittent water leak appearing at unit 101. At this time, Ramstrum Construction and Oasis Plumbing cannot locate the source.

* The Board unanimously approved scheduling building 7634 for fumigation (tenting) in May of 2001.

The Board discussed a matter briefly in Executive Session.

The meeting was adjourned at 7:34 p.m.