

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

April 9, 2020 (6PM)

**Meeting via Zoom.com
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora.

Homeowners present: none

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

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

Treasurer's Report

	Mar. 2020	YTD
Total Income	\$65,285.00	\$198,695.00
Op. Expenses	35,552.78	97,048.36
Reserve Expenditures	86,155.33	201,657.23
Total Expenditures	121,708.11	298,705.59
Transfer to Op Res	10,183.44	48,179.58
Transfer from Op Res	14,148.00	14,148.00
Transfer to Reserve	27,204.33	81,612.99
Transfer from Reserve	80,000.00	140,000.00
Balance in Savings	\$2,556,678.16	
Due from Unit Owners	\$6,223.44	
Total Assets	\$2,567,901.60	

Operating Expenses are about 5%+ below on cash basis

Treasurer's Report unanimously accepted Joe moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded.

Landscape: A lot of weeding and general maintenance from the late winter storms. Removed over three tons of debris from behind fence behind building 7628. Joe met with fence guys and they want more soil removed and will give a quote to extend fence into creek. Jose noticed rain pouring over gutters which needs to be addressed. Colin moved to approve creekside improvements by Enviroscaping for 7632/7634 for \$13,550.00, Chris seconded. Joe abstained. Unanimous. Howard

moved to accept planting of pyracantha by Enviroscaping for \$2,415.00 along newly installed fence behind 7628. Chris seconded. Unanimous with Joe abstaining

Vendors: Affordable paint workers weren't wearing masks or gloves nor were they social distancing. Will hold off on carport fascias work for now.

Old Business:

- a. Updating Governing Docs: Some issues with draft like ban on smoking and issues with renting, lawyer needs to redo first draft
- b. 7632- Foundation work: no work with occupied units at this point
- c. Sidewalk repair/replacement Siding or dry rot repairs: Joe motions to approve payment to Affordable Paint for 7620 for total of \$44,210.80. Colin seconded. Unanimous. Colin moved to approve payment for painting for total of \$12,120.00 Chris seconded. Unanimous
- d. Carport fascias: See Vendor Evaluation
- e. Gym: Nothing
- f. #217- front of vehicle: no estimate
- g. #107- sewer line under living room: tabled
- h. Violations from walk around: none
- i. #315 AC: nothing
- j. #219 Handicapped parking: Robert of Affordable to paint handicapped spot, Jose will install sign
- k. Damaged fencing/perimeter: Howard motioned to approve bid by Premier Fence for \$1,230.00 around 7628 near railroad tracks. Unanimous.
- l. Gutter Guard: Gutter Guard works great continue with 7620 will get bid from Action Roofing. Chris moved to approve work, Colin seconded. Unanimous

New Business

- a. 315 front screen door: security door requested by unit owner to install. Howard moved to accept. Colin seconded. unanimous
- b. Facilities closed due to COVID 19: Closed until further notice.
- c. Late fees and penalties: late charges suspended until further notice. Joe moved Howard seconded. Unanimous
- d. Fence: see landscape
- e. #239 proposed flooring: Owner showed documentation to prove insulation of flooring for noise. Colin moved to approve as proposed, Howard seconded. Unanimous.
- f. Recording Liens: None

Next Meeting 5/14/20 at 6PM, Via Zoom.

Meeting adjourned at 7:45PM

Submitted by: Matt Mora, Scribe.