

**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.