

Eucalyptus Grove Homeowners Association
Annual Membership Meeting
January 11, 2018 (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, Gia Ippolito

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

Roll Call

93 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 11/22/17.

Prior Meeting Minutes

Motion carried to dispense reading of last year's annual minutes and approve as prepared. Unanimous.

Officer's Reports

The Treasurer's Report for 2017 was read, with the following year-end totals:

Total Revenue: \$811,124.69

Operating Expenses: \$426,630.62

Res. Expenditures: \$390,628.58

Cash on Hand: \$2,270,861.98

As of 12/31/17, the Association Reserve is 98.5% 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: repairing and replacing sidewalks and siding, building vents and chimney caps re-sealed, Asphalt replaced, new treadmill, new sauna and pool heaters installed, Landscape conversion to drip, Insurance rate reduced and coverage increased. Possible upcoming work in the future: Dry-rot repair, carport replacement, retiling pool house and Jacuzzi, fumigations, slurry seal asphalt, replace front gate drive motors.

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 three Board Members Craig Nicholson, Howard Lange and Gia Ippolito were up for re-election.

Three Association Members were **nominated** to serve two-year terms on the Board: Craig Nicholson, Howard Lange and Nancy Arkin.

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 Craig Nicholson, Howard Lange and Nancy Arkin. Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business The members present unanimously approved the “**Excess Funds Resolution**”, thanked the Board for their work and **ratified** the Board's actions taken in 2017.

Topics of Discussion included:

- Fire concerns

- Evacuation plans

- Small parking spaces maybe marked compact

Adjournment: The Annual Meeting was adjourned at 6:40 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

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

**January 11, 2018 (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 6:45PM

Election of Officers:

Craig Nicholson	President
Joe Mora	Vice President
Howard Lange	Treasurer
Cathy Leyva	Secretary
Nancy Arkin	Member at Large

Owners Requests:

None

Approval of Prior Meeting Minutes (12/14/17) Cathy motioned to approve the prior minutes, Joe seconded. Unanimous.

Landscape Report: Maintenance, Conversion to drip, and continuous sidewalk repair discussed.

Treasurer's Report

	Dec 2017	YTD
Total Income	\$64,129.00	\$793,677.02
Op. Expenses	30,840.64	422,855.62
Reserve Expenditures	21,120.87	390,628.58
Total Expenditures	51,961.51	813,484.20
Transfer to Reserve	12,167.49	323,689.82
Transfer from Reserve	0.00	347,272.00
Balance in Savings	\$2,265,861.98	
Due from Unit Owners	\$8,971.08	
Total Assets	\$2,279,833.06	

Operating Expenses are about 7.3%+ below budget on cash basis.
Treasurer's Report unanimously accepted (Cathy moved & Joe seconded)

Vendor Evaluation: Compliments to Enviroscaping for cleaning creek debris and Christmas trees. And to Bartlein for issuing notice for improperly parked vehicles. Cathy mentioned Beachside replaced the staircase mid-landing to her unit with Trex and it seemed like it was replaced about a year ago.

Old Business:

- a. Updating governing documents: in progress.
- b. Sidewalk repair: none
- c. Roofs/gutters/ downspouts: none
- d. Siding repairs pending weather #335; 351
- e. Leak from 354 to 254 nothing new to report
- f. #209 floor slope: Cathy motioned to repair/sister joist under unit 209 per Carter's bid for \$600. Howard seconded. Discussed. Cathy retracted her motion. Howard motioned to allow Carter to survey any units (\$300/unit) that needed to be inspected and go from there. Cathy seconded. Unanimously approved.
- g. Bat houses: tabled
- h. #243 and #343 nothing
- i. Fumigation of buildings: Howard motioned 7634, 7628 and 7638 be fumigated and further units as needed. Joe seconded. Unanimous. Fumigation to be done in May or June.
- j. Building lightbulb replacement: Cathy motioned to allow James spend up to \$750 to replace three fixtures to LED fixtures in the staircase.
- k. Concrete curb replacement & root barrier: Enviroscaping will work with Ramsey Asphalt.

New Business

- a. Statement information: annual disclosure received from Mgmt.
- b. Recording liens: none
- c. Other items for next month: none.

Summary of last month Executive Session: write off bad debts.

Next Meeting 2/8/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:30PM

Submitted by Matt Mora, Scribe.

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 8, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Bill Rauch #351; Todd McChesney of Bershire Hathaway Realtor (representing estate of #210); Karen Holdrege #351 for IDR.

Management: James Nguyen of Bartlein & Company, Inc.

Contractor: Todd Sauter of Carter Construction.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Bill Rauch: Had questions about the fumigation scheduling and wanted to know if it had gone out for bids. Board told him it had and that these were routine scheduled fumigations. He also wanted to know if fumigators could put down chemical for ants to. Board would look into it.

Todd McChesney: Representing the estate of unit 210 and was concerned about the sloping floor. Board assured him that progress was being made to correct the sloping unit.

Approval of Prior Board Meeting Minutes: Joe motioned to approve minutes (1/11/18) as prepared, Howard seconded. Unanimous

Todd Sauter of Carter Construction: Came to report on survey done on units 209 and 210 and discovered 210 was in worse shape and was in fact 2" out of level well below industry standard. Suggested adding 13 helical piers for support and to level sloping floors. Also proposed shooting elevations for rest of #200's units in the affected building to make sure they aren't sloping either. Board agreed to allow further investigation before moving on and are awaiting proposal from Carter Construction.

Landscape Report: Maintenance, trees fertilized, 7610 finished drip conversion. Also mulching throughout complex.

Vendor Evaluation: Thanks to Matt Mora for keeping the lights on. Welcoming Tristan Smith to take care of the pool area as new Pool Coordinator, and Cathy motioned to thank Ruth for her many years of service to the association as Pool Coordinator, Joe seconded. Unanimous.

Treasurer's Report

	Jan 2018	YTD
Total Income	\$66,970.00	\$ 66,970.00
Op. Expenses	35,980.47	35,980.47
Reserve Expenditures	20,539.19	20,539.19
Total Expenditures	56,519.66	56,519.66
Transfer to Reserve	10,450.34	10,450.34
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,277,992.26	
Due from Unit Owners	\$ 9,945.46	
Total Assets	\$ 2,292,937.72	

Operating Expenses are about 1%+ below on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: In progress.
- c. Roofs/gutters/downspouts: Nothing at this point.
- d. Siding repairs: #210 dry rot.
- e. #209 kitchen floor slope: discussed waiting for proposal from Carter Const.
- f. Bat houses: tabled.
- g. #243 and #343: conflict between units; no action taken.
- h. Fumigation of bldgs 7628, 7634, and 7638 (\$6,380/bldg.) by Lenz; to schedule all 3 bldgs for 5/14/18 – 5/16/18; alternate dates 6/25/18 – 6/28/18.
- i. Building staircase light replacement: in progress.
- j. Concrete curb replacement: in progress.
- k. CC&R inspection of units: email from atty unhelpful. In progress.

New Business

- a. Pool coordinator: Tristan Smith. Cathy ratified the decision to hire Tristan to replace Ruth as Pool Coordinator. Joe seconded. Unanimous
- b. Fire Prep: tabled
- c. #239 pod for moving: gone the 15th of Jan.
- d. Recording Liens: none

Next Meeting 3/8/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Sarah Reichert of #209; Quan Bui of #114; Todd McChesney, Realtor from Berkshire representing estate of #210.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Sarah Reichert: Curious of the status on the sloping floors. Board will discuss proposals from Carter Construction. They had a bid to install 23 Helical Piers at the cost of \$66,500 plus an additional \$9,000 for permits and engineer plan. Howard motioned to find at least one more contractor bid. Discussed. Will make decision by next meeting.

Todd McChesney: Representing the estate of unit #210 and was concerned about the sloping floor. Board assured him that progress was being made to correct the sloping unit.

Quan Bui: Gutter and downspout still not working on unit #336 above him. Association has standing work order to fix it.

Approval of Prior Meeting Minutes: Nancy motioned to approve minutes as prepared, Joe seconded. Unanimously approved.

Landscape Report: Maintenance; mulch; pool equipment room cleaned; Goleta Water district meter broke on their side and was repaired at no charge.

Vendor Evaluation: Ramsey did not coordinate well with association resulting in cars not moving out of the way. Dumpster rental May 28-June 18

Treasurer's Report

	Feb 2018	YTD
Total Income	\$64,110.00	\$131,080.00
Op. Expenses	30,609.19	66,589.66
Reserve Expenditures	2,600.00	23,139.19
Total Expenditures	33,209.19	89,728.85
Transfer to Reserve	30,900.81	41,351.15
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,310,409.08	
Due from Unit Owners	\$ 10,731.47	
Total Assets	\$ 2,326,140.55	

Operating Expenses are about 3%+ below on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: none this month.
- c. Roofs/gutters/downspouts: 114. Standing work order.
- d. Siding repairs: #304.
- e. #209 kitchen floor slope: discussed waiting for another bid.
- f. Bat houses: tabled.
- g. Fumigation of bldgs 7628 & 7634 scheduled for 5/14 - 5/16) and 7630 & 7638 (6/25 – 6/27) by Lenz. Cathy motioned to spray all buildings for ants before fumigation for the price of \$200/bldg. Howard seconded. Unanimous
- h. Building staircase light replacement: Joe motions to approve electrician to install lights at 7632 and for them to use the more expensive lights. Cathy seconded. Unanimous approved.
- i. Concrete curb replacement: in progress
- j. CC&R inspection of units: in progress

New Business

- a. Possible signs re warning of presence of children: Board decided against this because children should not be playing in parking lots or creeks.
- b. 7602 settling cracks. Per Beachside, minor patchable cracks.
- c. Recording Liens: none.

Previous month executive session: fine levied against one unit.

Next Meeting 4/12/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Sarah Reichert. #209, Mike Edwards #212.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Contractor: Todd Sauter of Carter Construction re foundation work at 7606

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

Owners Requests:

Sarah Reichert: Curious of the status on the sloping floors. Board will hear presentation and discuss proposals from Carter Construction.

Mike Edwards: Constant problems with downstairs neighbor, Unit 106. Constantly smoking marijuana, fighting and arguing with people. Authorities called regularly. Fire Department recently called when occupant almost caused a fire. Association can fine Unit owner for son's behavior for nuisance. Owner will be invited to next month board meeting.

CARTER CONSTRUCTION: Todd from Carter construction presented to the board that in order to level the sloping units of building 7606 they would need to install 22 helical piers that will level the building between the retaining wall and the foundation. Cathy motioned to approve/authorize bid from Carter Construction and to allow Carter Construction to handle coordination with soil report. Howard seconded. Unanimous.

Approval of Prior Meeting Minutes: Howard motioned to approve minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Maintenance, mulch completed and no new bids as of now.

Vendor Evaluation: Lack of notice from Lenz in regards to ant spraying.

Treasurer's Report

	April 2017	YTD
Total Income	\$67,540.00	\$198,620.00
Op. Expenses	21,299.63	87,889.29
Reserve Expenditures	0.00	23,139.19
Total Expenditures	21,299.63	111,028.48
Transfer to Reserve	46,240.37	87,591.52
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,358,343.45	
Due from Unit Owners	\$ 10,351.54	
Total Assets	\$ 2,373,694.99	

Operating Expenses are about 7.2%+ below on cash basis

Treasurer's Report unanimously accepted (Nancy moved & Cathy seconded)
Board received audit report from CPA.

Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: none this month.
- c. Roofs/gutters/downspouts: as needed.
- d. Siding repairs: walk around to check.
- e. #209 kitchen floor slope: in progress.
- f. Bat houses: tabled
- g. Fumigation of bldgs 7628, 7634 (5/14 & 5/16) and 7630 and 7638 (6/25 & 6/27) by Lenz ant treatment: notices posted and sent multiple times to units
- h. Building staircase light replacement: Joe motions to approve electrician to install lights at 7640 Nancy seconded. Unanimous.
- i. Concrete curb replacement in Phase 3 parking lot: Dealing with logistical issues with parked cars and notices.

New Business

- a. #225 request for lattice enclosure : delay because owner not present
- b. Officers duties: tabled
- c. Recording Liens: none

Next Meeting 5/10/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora, Scribe

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

May 10, 2018 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

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

Homeowners present: Leslie Smith #225; Chris Hall #351; Cindy Macy #363; Jorge Escamille #265; Yolanda Blue #106.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Leslie: Unit 225 requested to install lattice on patio. Board told her it has to stay on patio, not in common area and has to match existing lattices around complex in style and color. Joe motioned to approve installation of lattice for unit 225, Howard seconded. Unanimous.

Approval of Prior Meeting Minutes: Cathy motioned to approve minutes as prepared, Howard seconded. Unanimous

Landscape Report: Maintenance, re-landscaping hillside bordering Ellwood School.

Vendor Evaluation: Jacuzzi jets were clogged but were taken care of.

Treasurer's Report

	April 2018	YTD
Total Income	\$70,100.99	\$268,720.99
Op. Expenses	26,753.49	114,642.78
Reserve Expenditures	0.00	23,139.19
Total Expenditures	26,753.49	137,781.97
Transfer to Reserve	41,403.50	128,995.02
Transfer from Reserve	2,987.00	2,987.00

Balance in Savings	\$ 2,398,440.67
Due from Unit Owners	\$6,569.73
Total Assets	\$ 2,410,010.40

Operating Expenses are about 10%+ below budget on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress
- b. Sidewalk repair/replacement: none this month
- c. Roofs/gutters/downspouts: in progress
- d. Siding repairs: 332, 334
- e. 7606 foundation work: Joe motioned to accept proposal from Carter Const. to obtain soil samples and proposal to do work (approx. \$70K+). Cathy seconded. Unanimous.
- f. Bat houses: tabled.
- g. Fumigation of bldgs 7628, 7634 (5/14 & 5/16) and 7630 and 7638 (6/25 & 6/27) by Lenz; notices posted and sent multiple times to units. OK to get locksmith to open unlocked units.
- h. Building staircase light replacement: 7610 #313 electrician to install lower watt bulbs to see difference.
- i. Concrete curb replacement: Joe motioned to approve curb repair by Ramsey Asphalt in phase 3 parking lot. Howard seconded. Unanimous

New Business

- a. #225 request for lattice enclosure : see owner request
- b. 7632 #248 kitchen floor slope: Board will look into getting levels shot if Craig and Howard notice sloping in their units.
- c. New Law re balcony inspection discussed; will need to budget.
- d. Officers duties: tabled
- e. Resignation/appointment: Nancy is planning to move, resignation effective immediately as of the end of the meeting. Cathy motions to accept resignation. Howard seconded. Unanimous
- f. Recording Liens: none
- g. Other items for next month: none

Next Meeting 6/14/18 at 6PM, at 7610 meeting room

Meeting adjourned at 8:20 PM.

Submitted by: Matt Mora, Scribe.

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

**June 14, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

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

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Cathy Leyva: Had a suggestion that next year, the board should consider getting a smaller roll-off dumpster for phase I possibly by the pool. People were not taking big items from phase I & II to dumpster in phase III as evidence from large items in regular trash areas.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Howard seconded. Unanimous

Landscape Report: Jose going on vacation for two weeks. Fence between Log-Me-In and Grove was cut and people were caught having a party and sleeping in large 40 yard roll off dumpster. Water leak noticed from Log-Me-In, Kitson Landscapes notified as well as Goleta Water.

New smoking stations proposed by 7602 and one near the main gate entrance. Cathy motions to approve smoking station at 7602 for \$2,300, Howard seconded, Joe abstained. Unanimous. Howard motioned to approve smoking station by entrance for \$2,200, Cathy seconded, Joe abstained. Unanimous.

Vendor Evaluation: Thanks to Matt Mora for buying new lounge chairs for the pool area. Pool valves replaced but plumber left valve on. Thanks to Enviroscaping for trimming the Jacaranda tree in front of Howard's porch.

Treasurer's Report

	May 2018	YTD
Total Income	\$67,990.00	\$336,710.99
Op. Expenses	22,688.07	137,330.85
Reserve Expenditures	12,740.00	35,879.19
Total Expenditures	35,428.07	173,210.04
Transfer to Reserve	32,561.93	161,556.95

Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,432,881.58	
Due from Unit Owners	\$ 6,359.70	
Total Assets	\$ 2,444,241.28	

Operating Expenses are about 14%+ below on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress.
- b. 7606- Foundation work: plans being drawn by Carter Construction.
- c. Fumigation of bldg 7630 and 7638 (6/25-6/27) on schedule as planned.
- d. Building 7610 #313 staircase light fixtures lower wattage: waiting for lights.
- e. Parking lot concrete curb replacement and slurry seal by Ramsey: After the dumpster is removed, Cathy motions to accept proposal for seal coat for \$20,500 in two phases pending availability of Log-Me-In parking. Joe seconded. Unanimous.
- f. 7632 #248 and #247 sloping floor: to be surveyed
- g. Appointment of new board member: notice to be in newsletter for potential candidates.
- h. Sidewalk repair/replacement: none.
- i. Roofs/gutters/downspouts: none.
- j. Siding or dry rot repairs: Beachside completed what's been assigned.
- k. Bat houses: tabled

New Business

- a. #7636 #360 proposed flooring: OK with condition that proper installation of insulation for noise reduction.
- b. #254 and #335 unit condition: must be kept in clean and working order as per CC&R.
- c. Bike parking: will replace bike rack by 7628 with more capacity.
- d. Officers duties: to remove from agenda.
- e. Recording liens: none

Next Meeting 7/12/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:30 PM

Submitted by: Matt Mora

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

July 12, 2018 (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: Maggie Wilson #131, Tom and Valerie Doty #219.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Cathy Leyva: Her neighbor in unit 269 is causing a nuisance by smoking in unit even though there are nearby smoking stations.

Maggie Wilson: Asking for permission to install lattice fencing. She was given a copy of the approved plans. The lattice has to be within confines of patio, same style and same color as the ones already installed in complex. Joe motioned to allow unit 131 to install lattice, subject to association policy. Howard seconded. Unanimously approved.

Tom & Valerie Doty: Concerned too many smoking stations and they are fire hazards and appears that the Assoc promotes smoking. Board explained their purpose is to move smokers out of their units and away from sensitive neighbors. The Dotys suggest the board implement a smoke free policy for the grove. Probably needs to be an amendment to the CC&R. The board will have a lawyer look into it as the Assoc is updating its gov docs.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Found leaks from Log-Me-In, Kitson notified and shown leak and they supposedly fixed it. Third smoking station installed. Howard motioned to

table the fourth station (in front of 7620) , Cathy seconded. Joe abstained.
Unanimous

Vendor Evaluation: Compliments to Jose of Enviroscaping, he was missed while on vacation. Cleaning service struggled to clean tar off women's restroom at pool. Pool leak on Saturday, pool guy came out right away and dealt with it.

Treasurer's Report

	June 2018	YTD
Total Income	\$65,827.00	\$402,537.99
Op. Expenses	24,403.37	161,734.22
Reserve Expenditures	0.00	35,879.85
Total Expenditures	24,403.37	197,613.41
Transfer to Reserve	41,423.63	202,980.58
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,476,371.32	
Due from Unit Owners	\$ 6,223.08	
Total Assets	\$ 2,487,594.40	

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. 7606 Foundation work – Carter is working on plans and permit: 7632 found to be sloping about 1" or so. Carter will deal with 7606 first.
- c. Fumigation of bldg 7630 and 7638 (6/25-6/27) done. OK to pay Lenz when invoices are received.
- d. Building 7610 #313 staircase light fixtures lower wattage: Howard motioned to install low wattage bulbs at 7610 for whole building. Cathy seconded. Unanimously approved.
- e. Parking lot concrete curb replacement and slurry seal by Ramsey: concrete curb to be replaced first and will seal the asphalt after. Working with Logmein for parking for residents during seal coat project.
- f. Appointment of new board member: tabled.
- g. Sidewalk repair/replacement: none
- h. Roofs/gutters/downspouts: none
- i. Siding or dry rot repairs: none
- j. Bat houses: will try 2 bat houses
- k. Bike parking: OK to install two new bike racks by Enviroscaping.
- l. Additional smoking and pet stations, one completed one tabled.

New Business

- a. #360 and #329 new windows and slider: Joe motioned to accept proposal for new windows and slider for #360 and #329. Howard seconded. Unanimous
- b. Front gate: hit by car, driver's insurance involved. Damage to gate and entry structure. Cathy motioned to accept proposal #9256 from Beachside to remove and reconstruct entry structure damage by car for \$5,613.75. Joe seconded. Unanimous. Joe motioned to allow Consolidated to move forward and replace front entry gate system, enter and exit, not to exceed \$14,000.00
- c. Pool Service. Need to step up service, if no improvements will look for another company. James will notify Tropical Pools.
- d. Envirosaping contract renewal: Howard motioned to renew contract as proposed (\$5,722/month, Aug 2018 – July 2019), Cathy seconded. Joe abstained. Unanimously approved.
- e. Recording liens: none

Summary of last month's executive: Smoking annoyance, fine assessed, late charge accumulation.

Next Meeting 8/9/18 at 6PM, at 7610 meeting room
Meeting adjourned at 8:00 PM

Submitted by: Matt Mora, scribe

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

August 9, 2018 (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: Neil Bruskin #345, Christine & Mauricio Cowles #231 , Vicki Hanes #248, Deborah Rodgers #242, Henry Calles #253.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Neil Bruskin: #345 HVAC install request. His daughter is the resident of the unit and has medical issues. HOA has specific restrictions in CC&R regarding Air conditioners. Board would need a doctor's note. Joe motioned to approve request subject to a Doctor note and that the unit be turned off between 10:00pm and 7:00am to comply with noise rules, and the unit will be removed and restored to original state if/when unit is sold or current resident moves out. Cathy seconded. Unanimously approved.

Christine & Mauricio Cowles: #231 Have a company and bought a van with business logo, this is a violation of CC&R. They are requesting permission to park it in the Grove parking lot as it will be their every-day use vehicle. Cathy motions to allow van for business/personal use and it must be parked in long term parking in phase 3. Joe seconded. Unanimously approved.

Vicki Hanes: #248 Requesting 2 new white vinyl windows with grids. Cathy motioned to allow to replace windows as long as they match specs. Howard seconded. Unanimously approved.

Deborah Rodgers: #242 Requesting for 3 new white vinyl windows with grids and 2 white vinyl sliders. Cathy motioned to allow replacement of windows and

sliders as long as they are same color and style. Howard seconded. Unanimously approved.

Henry Calles: #253 Debating bill of \$105 from Lenz Pest Control from fumigation for incorrect bagging. Assoc passed on cost to unit owner as fumigators had to re-bag for owner in order to fumigate building. After lengthy discussion, owner will reimburse Assoc.

Approval of Prior Meeting Minutes: Joe motioned to approve 7/12/18 minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Curbs and root barriers finished, bat houses coming, Elwood school area done.

Vendor Evaluation: Compliments to tropical pools cleaning more often and doing an overall better job.

Treasurer's Report

	July 2018	YTD
Total Income	\$64,622.38	\$467,195.37
Op. Expenses	26,070.72	187,804.94
Reserve Expenditures	13,815.00	49,694.19
Total Expenditures	39,885.72	237,499.13
Transfer to Reserve	24,771.66	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,503,519.41	
Due from Unit Owners	\$ 6,930.26	
Total Assets	\$ 2,515,449.67	

Operating Expenses are about 20%+ below on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work: In progress
- c. Building 7610 staircase light fixtures with lower wattage completed: OK for Blair Electric to do 7640 next.
- d. Parking lot concrete curb replacement and slurry seal by Ramsey: done with concrete curb. Seal coat next 2 weekends. LogMeIn parking lot available.

- e. Appointment of new board member: Joe motioned to appoint Chris Hall to be on board until annual meeting election. Cathy seconded. Unanimously approved..
- f. Sidewalk repair/replacement: none
- g. Roofs/gutters/downspouts: none
- h. Siding or dry rot repairs: none
- i. Bat houses: on the way
- j. Bike parking: nothing yet
- k. Front gate: Insurance carrier for vehicle that struck the gate will pay the repair of the gate structure (approx. \$6K).

New Business

- a. Using blowers by gardeners: Not feasible to use electric blowers, not as efficient as gas blowers.
- b. #253 Lenz charge: see above owners request.
- c. Commercial van: see above owners request.
- d. #345 HVAC: see above owners request.
- e. Recording liens: none

Next Meeting 9/13/18 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 MINUTES
September 13, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Matt Mora #334

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Matt Mora: Wanted to let the board know there was a broken wood rail post between 7624 and 7626. And he also noticed some dry rot on the pedestrian bridge over the creek.

Approval of Prior Meeting Minutes: Joe motioned to approve minutes as prepared, Chris seconded. Unanimously approved.

Landscape Report: Bat boxes to be installed soon. 7640 resident turning on irrigation water manually and Joe explained to them that it was all drip irrigation and that's why it doesn't "look wet" they apologized and said they wouldn't do it again.

Vendor Evaluation: Compliments to whoever installed the towel rack at the pool. Thanks to Jose, James, and Joe for coordinating with Ramsey for re-seal. Cathy motioned to thank Log-Me-In for allowing us to use their parking lot. Joe seconded. Unanimous.

Treasurer's Report

	Aug 2018	YTD
Total Income	\$68,925.86	\$536,121.23
Op. Expenses	29,335.55	217,140.49
Reserve Expenditures	46,748.35	96,442.54

Total Expenditures	76,083.90	313,583.03
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,506,131.98	
Due from Unit Owners	\$ 5,611.15	
Total Assets	\$ 2,515,998.84	

Operating Expenses are about 22%+ below on cash basis

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

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work: In progress
- c. Building 7640 staircase light fixtures lower wattage complete: Done next 7638
- d. Sidewalk repair/replacement: Chris motioned to sidewalk repair for estimated \$3,500 (near gym)
- e. Roofs/gutters/downspouts: Chris motioned to get gutters cleaned by Clearview for est \$2,400. Cathy seconded. Unanimous.
- f. Siding or dry rot repairs: #264 and bridge
- g. Bat houses: to be installed soon
- h. Bike parking: nothing yet
- i. Front gate: In progress
- j. Termite treatment 7632 #345: Chris motioned to fumigate if it can be done by beginning of November. Joe seconded. Unanimous approved for Lenz Pest.

New Business

- a. 7606 #209 upstairs slider: Joe motioned to approve Cathy seconded. Unanimous
- b. Ants: Enviroscaping to put out ant discs for now.
- c. Removal of suggestion boxes: Remove.
- d. Air conditioning units: unauthorized no exterior modifications per CC&R and need to be removed.
- e. 7628 damaged carport & vehicle from fallen tree. Discussed with Unit owner #338 under Executive Session.
- f. Recording liens: none.
- g. Other items to be on next month's agenda. None.

Next Meeting 10/11/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora, Scribe

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 11, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Christine Hall and Cathy Leyva (partial).

Homeowners present: Board members only.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Absent was Matt Mora.

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

Owners Requests:

Craig Nicholson: Requesting attention to issue of political flyers being left in violation of no solicitation sign at front gate. Board hopes solicitations will lessen when front gate is again operable. Craig requested this issue be repeated in the newsletter.

Approval of Prior Meeting Minutes: Prior meeting minutes (9/13/18) not yet available.

Landscape Report:

- Bat houses are installed.
- Approved sidewalk repairs to start tomorrow.
- Tree safety issues will be reviewed by landscaping with tree service, particularly along the creek corridor (i.e. #7606, 7602, etc.)
- Action Tree proposal presented to board for approval of misc. trimming, not to exceed four days (estimate provided dated 9/17/18, detailed for #7602-7606, itemized by tree types) (4) days service @\$1,300 per day. Motion made and unanimously approved Action Tree's proposal not to exceed four days.

Vendor Evaluation:

- Compliments to the gutter cleaning (Clearview) crew for taking extra days needed to clear all the leaves without charging us for the extra time.
- Compliments to Consolidated for fixing pool gate latch by next day.

Ongoing concerns:

- Mattress by 7620 took three weeks to get removed. Joe reported an increase in this kind of trash violation.
- Cathy reported excess garbage in the bin left at mail kiosk, James will get stickers from Marborg designating the bin for recyclables only and note the issue in newsletter.

Treasurer's Report

	Sept 2018	YTD
Total Income	\$ 63,431.00	\$599,552.23
Op. Expenses	24,825.59	241,966.08
Reserve Expenditures	2,400.00	98,842.54
Total Expenditures	27,225.59	340,808.62
Trans to Operating Reserve	35,451.12	35,451.12
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,544,140.67	
Due from Unit Owners	\$ 7,369.08	
Total Assets	\$ 2,556,509.75	

Operating Expenses are about 25%+ below on cash basis

Treasurer's Report unanimously accepted.

- New law starting on 1/1/19 requiring Board to approve the financial statement on a monthly basis. Therefore, each month, each board member will be receiving the whole Treasurer packet to review via an email. James reminded the Board that some information in the Treasurer's Packet will be confidential and not to forward it to non-board members.
- Tristan Smith is working with Tropical Pools to see what is causing the excessive foam in the hot tub. Will ask them to evaluate hot tub filters / motors to see if they are working cooperatively or if some might be underpowered or malfunctioning, causing the excessive foam in the hot tub (possibly the suction on skimmer not as effective as the filter).

Old Business:

- a. Updating Governing Docs: In progress
- b. 7606- Foundation work: Soil report in hands of structural engineer to get permits
- c. Building 7640 staircase light fixtures with lower wattage completed: OK for Blair Electric to do 7638 next. James found replacement lens covers that cost \$5 instead of expected \$28 each.
- d. Sidewalk repair/replacement: will be done
- e. Roofs/gutters/downspouts: all were cleaned; quarterly schedule will be maintained; any changes to schedule take several weeks for vendor to comply.

- f. Siding or dry rot repairs: #264, #352, bridge, #261 & #361.
- g. Bike parking: nothing yet.
- h. Front gate: scheduled for early next week. Delayed due to miscommunication.
- i. Tenting for termites at 7632 is on schedule 11/6/18 – 11/8/18 by Lenz.
- j. A/C units: unknown if all have become compliant, James will repeat the newsletter warning regarding this.

New Business

- a. Draft for proposed 2019 budget: gave option to decrease monthly assoc to \$360 with the understanding that, most likely, it will need to increase once the Reserve Study is done next year. After discussion, Joe moved to keep the monthly HOA fee unchanged at \$370 and increase the reserve amount of underpinning to \$210K, Howard seconded, Board unanimously approved. (Cathy not present for this vote.)
- b. Gym Equipment – Stepper: Joe motioned to approve the purchase of new stepper for exercise room, Chris seconded, passed unanimously (Cathy not present for this vote.)
- c. Cleaning buildings: discussion, no action suggested at this time.
- d. Fidelity insurance: Effective 1/1/19, the fidelity insurance coverage must sufficient to cover the amount in savings + 3mos of association fees. Increase in fidelity insurance will be automatically done and will cost approx a few hundred dollars a year.
- e. Recording liens: none.
- f. Other items for next month: none at this time.

Summary of last month's Executive Session: Responsibility from a fallen branch.

Executive Session – not needed.

Next Meeting 11/8/18 at 6PM, at 7610 meeting room
Meeting adjourned at 8:30 PM

Submitted by: Christine Hall, EHOA board member at large.

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 8, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Karen Mullen #259, Chris & Ashley #258, Zhen Xie #222.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Several owners expressed concerns about tenant's (7640 #269) behavior causing possible safety to himself and other residents. On August 19, tenant while driving through the complex at high speed hit a speed bump and almost ripped off his bumper. On August 27, tenant looked disoriented. On October 15, tenant was apparently arrested when he hit brick wall by Elwood School and police said he was driving under the influence. Unit owner was notified but said he had no idea.

Zhen: Air Conditioning installed without permission wants to keep it because of health conditions. Banned because of noise and it's an exterior modification which violates CC&R. Board suggests an interior A/C unit.

Approval of Prior Meeting Minutes: 9/13/18: Kris motioned to approve minutes as prepared, Joe seconded. Unanimous. 10/11/18: Joe motioned to approve minutes. Kris seconded. Unanimous.

Landscape Report: Action tree trimmed trees 7602 and 7606. Split rail fences repaired. Concrete sidewalk finished by gym. Proposal submitted for re-landscaping and drip conversion for creek behind 7628 for \$11,250. Howard motioned to accept proposal and Kris seconded. Unanimous.

Vendor Evaluation: Jose is forgetting to blow leaves off of Howard's front balcony. Compliments to Enviroscaping for installing new fences. Thanks to Tristen for finding leak in Jacuzzi, Tropical pools replaced pump that night. Consolidated replaced hinges at pool, gate now working.

Treasurer's Report

	October 2018	YTD
Total Income	\$66,815.00	\$666,367.23
Op. Expenses	25,095.12	267,061.20
Reserve Expenditures	0.00	98,842.54

Total Expenditures	25,095.12	365,903.74
Transfer to Op Reserve	41,719.88	77,171.00
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,588,647.16	
Due from Unit Owners	\$ 7,425.00	
Total Assets	\$ 2,601,072.16	

Operating Expenses are about 29%+ below on cash basis

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

Old Business:

- a. Draft of proposed budget: Craig motioned to change structural unpinning to \$140,000 in 2019 from \$210,000 and move the \$70,000 difference to 2026. And change structural plumbing to \$100,000 in 2019 and move the \$603,600 difference to 2026. Kris seconded. (Board had previously agreed to keep monthly assoc fee unchanged for 2019). Unanimously approved.
- b. Updating the governing docs: In progress
- c. 7606- Foundation work: Soil test done waiting on plans and city approval
- d. Building 7638 staircase light fixtures lower wattage to be complete: Joe motioned to approve Blair electric proposal to finish lights for the remaining buildings for \$13,062,81. Howard seconded. Unanimously approved.
- e. Sidewalk repair/replacement: none
- f. Roofs/gutters/downspouts: none
- g. Siding or dry rot repairs: siding delivered, contractor busy.
- h. Bike parking: in progress.
- i. Front gate: Joe motioned to pay \$13,903 to Consolidated. Howard seconded. Unanimous approved.
- j. Termite treatment 7632: Complete.
- k. A/C units: see owners request.

New Business

- a. #222 A/C: see owners request.
- b. Potential endangerment issue: see owners request.
- c. Tax returns and audit: Joe motioned to do full audit and tax returns for 2018 by Scott Krivis, CPA, for \$2015.00. Howard seconded. Unanimous approved.
- d. Annual meeting: 1/10/19 at 6PM at Goleta Valley Com. Center
- e. Recycling: Chris wanted to know recycling information
- f. Recording liens: none

Next Meeting 12/13/18 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 13, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

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

Homeowners present: Ashley S. #221, Karen M. #259, Bill R. #351.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Owners Requests:

Concerns about tenant (7640 #264) erratic behavior possible endangerment issue. Unit Owner has notified Association that tenant is getting medical attention. Board will continue to convey to owner (who lives in unit) he should consider not renewing lease or terminate lease.

Ashley: FEMA classified her unit as high flood risk. It's a mistake from a misprinted map. Owner needs to get elevation certificate from Association. Assoc has reached out to County Flood Control but has yet to receive answer.

Bill: LED lights for staircases too bright. Board told him they have switched to lower watt and lower lumens LED

Approval of Prior Meeting Minutes: Joe motioned to approve 11/18/18 minutes as prepared, Chris seconded. Unanimous.

Landscape Report: Maintenance, started drip conversion project behind 7628. Jose finding syringes around phase 3.

Annual treatment of euc trees: Cathy motioned & Joe seconded for SB Pest to fertilize and treat about 125 euc trees for \$3,200. Unanimously approved.

Vendor Evaluation: Gutter cleaner doing job? Yes. Pool gates working well now. Tristen found pump leak 11/20/18 right after it had been serviced.

Treasurer's Report

	Nov 2018	YTD
Total Income	\$65,685.00	\$732,062.23
Op. Expenses	113,658.32	380,719.52
Reserve Expenditures	26,458.00	125,300.79
Total Expenditures	140,116.57	506,020.31
Trans to Op Reserve	9,174.68	86,345.68
Trans from Op Reserve	90,000.00	90,000.00
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,510,585.82	
Due from Unit Owners	\$ 6,977.84	
Total Assets	\$ 2,522,563.66	

Operating Expenses are about 14%+ below on cash basis

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

Old Business:

- a. Updating the governing docs: In progress
- b. 7606- Foundation work: soils reports received by Carter Construction; waiting for structural engineer to draw up plans for City review.
- c. Building staircase light fixtures lower wattage to be complete: 7638, 7602, 7606, 7620, 7624, 7626, 7628, 7630, 7634, 7636 in progress.
- d. Sidewalk repair/replacement: on going.
- e. Roofs/gutters/downspouts: in progress.
- f. Siding or dry rot repairs: #264, #352, bridge, #261 & #361 in progress.
- g. Bike parking: in progress
- h. Front gate: Cathy motioned to change gate entry code to #1121 effective Feb 4, 2019, unanimously approved.
- i. A/C units visible from common area: 203 removed, 307 removed.
- j. Annual meeting 1/10/19 at 6PM at Goleta Valley Com Center.

New Business

- a. South Coast HOA newsletter: Annual law meeting next month.
- b. Flood Zone Map: waiting to hear from County Flood Control.
- c. Assoc received insurance policies.
- d. Recording liens: none.

Summary of last month's Executive Session: Tenant's behavior; Fine levied on one unit for guest trespassing.

Next Meeting 1/10/19 at 6PM, at GV Com Center.

Meeting adjourned at 7:35 PM

Submitted by: Matt Mora, Scribe.