

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

THURSDAY, FEBRUARY 23, 2023 (6PM) Via Zoom

(Subject to Board's Approval)

Board Members Present: Colin Smith, Joe Mora, Tamara Simmons, Christine Hall & Owen Roth.

Homeowners present: Evgeniya Kataria, Bree Belyea, Bill Rauch & James Dewey.

Management present: James Nguyen & Javier Magana (Scribe)

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM - (Count ballots if sufficient; election of officers) – (6:00pm) – not enough ballots received (only 83 ballots received); Colin moves to delay the counting of the ballots until 3/9/23; Owen seconds. All in favor. Unanimously approved.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

a. Evgeniya Kataria: Asked about the current interest rates on the Association's investment accounts. She works for a bank in town. See New Business.

b. Joe Mora: Requesting approval for new windows. It will be put in the March Agenda.

c. Craig Nicholson: asked if other owners can join the meeting in person. Owners are welcome to attend the meeting in person at Management's Offices connected via zoom. He also asked about the parking enforcement and who is responsible for tagging unregistered vehicles in the complex.

3. APPROVAL OF PRIOR MEETING MINUTES (1/12/23)

Tamara moves to approve the regular meeting minutes. Colin seconds. All in favor. Unanimously approved.

Chris moves to approve the executive meeting minutes. Colin seconds. All in favor. unanimously approved.

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 2.5+% below budget thru end of last month on cash basis

Res. Expenditures for last month: Gym floor refund received.

Suggested Motion: Move to approve the Treasurer's 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 Association's 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 as described in the Association's budget or otherwise approved by the Board.

Joe moves to accept the treasurer's report as read with the above statement. Colin seconds. All in favor. Unanimously approved.

Discussion: January Invoice from Optimize Electric may contain some errors by vendor.

Landscape recommendations & proposals:

Joe Mora: A) mulch installed; B) Will also recommend solutions to deal with roots pushing up the asphalt;

C. Fence near the train tracks by bldg. 7610 has been repaired with stronger materials.

Colin moves to pay Enviroscaping for mulch installation (\$7,500); Tamara seconds. Motion passes 4-0.

Joe abstains.

Colin moves to pay Enviroscaping for fence post installation along Hollister (\$7,000); Owen seconds.

Motion passes 4-0. Joe abstains.

Lighting review: Colin still working on this project.

Committees:

Gym: the wifi is still not working. Trash not being picked up in the gym. Some equipment to be repaired.

Colin moves to make 6AM opening of gym permanent with language being left on the sign that the board might revisit the subject if noise complaints arise. Owen seconds. Approved.

Sunshine-solar: No action

Website: still in progress.

Social: No action

Gov Docs: Last meeting was canceled due to technical difficulties; the meeting will be re-scheduled.

Vendor evaluation:

- a. Owen makes a motion of merit for Action Tree Care Enviroscaping. All in favor. Unanimously approved.
- b. Colin makes motion of demerit to Beachside & Affordable Painting for the repairs to the staircase leading up to #318. Owen seconds. All in favor. Unanimously approved.

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke odor seepage / rerouted vent – work done 1/19/23 – James presented 2 options to deal persistent cig smoke smell. He spoke with the architect that Unit Owner consulted! Per the architect, he mentioned to either reroute all units with same vent lay out as #259 or install charcoal filter in each bathroom vent.
Colin moves to allow Jim Dewey to comment. Owen seconds. All in favor.
James Dewey: charcoal filter are a good method to use but they require replacement.
Owen moves to table this item. Tamara seconds. All in favor. Unanimously approved.
- b. #127 HVAC split system – Tabled.
- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any) -Tabled
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside; permit fee paid & received; planning to start 1st week of April – Bldg. 7632 foundation work prepwork under the building by Beachside began earlier this week.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) – Enviroscaping to work with electrician to install a spotlight (by 7610) shining toward the fence area where trespassers have been getting in.
- g. Pool facilities & sauna; other related issues; monitoring; trespassers – Bill Rauch suggested installation of security grill blocking access to the pool bathrooms after closing hours. Assoc will need to submit plans to County Health Dept for approval. Currently, rear pool emergency exit gate at pool can be opened by pushing the strike open with a stick (video shown).
 - Colin moves to approve a vendor to repair the emergency pool gate. Christine seconds. All in favor. Unanimously approved.
- h. Signs: Address, pathways, directional, speed limit, no trespassing, pool – Tabled.
- i. EV charging station – Tabled.
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking – Tabled.
- k. Inspection of elevated walkways & balconies – proposals – Tabled.
- l. Trees & Union Pacific Railroad - Tabled

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Leak in #113 ceiling; possible source & filing claim; Unit #225 above - Tabled
- b. #227 noise complaint re #327 – owner Bree Belyea of #227 complained about noise coming from #327 during quiet hours & asked the board if something might be done.
- c. Job description: light maintenance, minute taker, gate coordinator, etc. – discussed in executive session
- d. Review of board's actions taken over COVID – Tabled.
- e. Fire safety; mosquito abatement – Tabled.
- f. Bank accounts; investments – owner Evgeniya Kataria works for a local bank and was interested in knowing how the Association is investing its money. She was re-assured to know that the Association is investing in higher-yielding accounts such as Treasury Bills and thanked the Board for their knowledge and contributions to the Association.
- g. Other items to be put on next month's agenda – None

Summary of last month's executive session: Resignation received. Violations. Fine assessed.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) small claims; Hiring; levy fine

- Late payers through end of last month (balances of \$500 or more);
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. **ADJOURNMENT (Scheduled meeting 3/9/23 @ 6PM via Zoom) – Meeting adjourned to Executive session at 7:50PM (possible disciplinary action).**

Submitted by Javier Magana, Bartlein & Company, Inc.