

# EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING AGENDA THURSDAY, DECEMBER 14, 2023 (6PM) Via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616; Passcode: 71139

By Phone: 1-669-900-6833 (Hit \*6 to unmute)

### Agenda

#### 1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, SB. Please call the day before the meeting to let us know that you're coming. Thank you.

#### 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. Each unit has about 3 minutes to address their concern to the Board.

#### 3. APPROVAL OF PRIOR MEETING MINUTES (11/8/23)

- a. Regular Session.
- b. Executive Session Summary (fine assessed; management contract)

#### 4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.  
Operating Expenses are about 4.7+% above budget thru end of last month on cash basis  
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.
- b. Landscape recommendations & proposals – tree work
- c. Committees (EV, Architectural, Events, etc.)
- d. Caretaker or pool report. Sauna.
- e. Vendor evaluations

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

- a. Leak from #364 into #264 and 131 – claim filed & disbursement forthcoming
- b. Owners' responsibility & 2024 Budget; petition, special meeting – see attachments from Craig Nicholson
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- d. Updating the gov docs; 2<sup>nd</sup> draft of bylaws & CC&Rs
- e. Gas lines review & Gas lines for 7638 (Beachside \$29,516)
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- g. Consolidated Overhead upgrades to gates, gym & pool access control
- h. Pool facilities & sauna; other related issues; handicap seating
- i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- j. EV charging stations
- k. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23
- l. Pedestrian pathway improvements mailbox kiosk across from 7632
- m. Utility closets at 7628 #117
- n. Annual meeting 1/11/24, at 6:15PM, Goleta Valley Library – Multi Purpose Room (Up for re-election: Colin, Owen, Tamara for two-year term each)
- o. Fire safety – quote for radios / walkie-talkie; Air table
- p. Bike rack by 7628
- q. Parking lot lights
- r. Trees & Union Pacific Railroad

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

- a. #260 – luxury vinyl flooring & windows, lattice work
- b. #215 – Shed for patio
- c. Resolution to transfer funds to meet cash flow
- d. Annual audit & tax returns by CPA
- e. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> 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); levying fine; Management

- 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 1/11/23 @ 6:15PM GV Library/ via Zoom)** egagenda.doc 12/9/23

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