

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

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

Homeowners present: Tamara S. #127 , Zhen #222

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

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

Howard moved to move item "New A" to top of agenda. Chris seconded. Chris, Colin, Howard voted "yes." Joe "no." Discussion. Howard moved to remove Craig from position of Board President to be replaced by Colin, with acknowledgement and thanks of years of service by Craig to the HOA. Chris seconded. Colin, Chris, Howard "yes" votes, Craig, Joe "no" votes. Passed. Joe resigned as Vice President. Howard moves to accept Joe's resignation as VP and to be assigned Member at Large. Chris seconded. Unanimous. Joe moved to appoint Craig as Vice President, Colin seconded. Unanimous. Howard moved to nominate Chris as secretary, Colin seconded. Unanimous. Howard remains as the Treasurer.

Owners Requests:

Tamara S: Wanted to request a flat rate for her EV billing to be reassessed every six months. Chris moved to accept. Colin seconded. Discussion. Colin moved to bill at a flat rate of \$55/month to be reassessed in February to change accordingly and every six months after. Chris seconded. Unanimous. Colin moved to approve template for Electric Vehicle Charging agreement. Joe seconded. Unanimous.

Zhen: Interested in Landscape. Maybe fruit trees? Fruit trees too much water and maintenance, also attract pests and rodents.

Approval of Prior Meeting Minutes: Colin moved to accept prior meeting minutes (8/12/21), Joe seconded. Unanimous. Colin moved to accept minutes (8/19/21) with change of name from "car wash committee" to "parking

improvement committee” and change “no second” to “Colin seconded” and mark Howard as absent. Chris seconded. Unanimously approved.

Landscape Report: Tree trimming by 7610, DG pathway installed between 7628 and 7610.

Treasurer’s Report

	Aug 21	YTD
Total Income	\$69,559.00	\$558,810.63
Op. Expenses	21,434.35	214,039.03
Reserve Expenditures	4,050.00	143,860.55
Total Expenditures	25,484.35	357,899.58
Transfer to Op Reserve	(44,074.65)	(198,820.05)
Transfer from Op Res	27,976.33	228,419.64
Transfer to Reserve	(27,976.33)	(223,810.64)
Balance in Savings	\$ 2,378,042.57	
Due from Unit Owners	\$ 3,951.03	
Total Assets	\$ 2,386,993.60	

Operating Expenses are about 24%+ below on cash basis

Treasurer’s Report unanimously accepted (Joe moved & Colin seconded) 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 as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of payment of invoices/proposals:
Colin moved to reassess the front fence when all quotes are in. Also requested a quote with steel posts instead of wood. Joe will ask Don. Beachside replaced 7630 staircase for unit 340 and 341 for \$4,079.04. Colin moved to ratify. Craig seconded. Unanimous. Tropical Pools replaced the chlorinator at the pool for \$4,638.75 Colin moved to ratify, Craig seconded. Unanimous. Enirosaping installed pathway and invoice for \$3,500. Colin moved to ratify. Craig seconded.

Unanimous with Joe abstaining. Chris moved to approve proposal to repair remaining trash enclosures with new light fixtures. Craig seconded. Craig, Joe, Howard, Chris yes. Colin no vote. Passed. Additional bid for carport beam repair requested from Don at Beachside.

- b. Updating governing docs: tabled until special meeting on 9/20/21 at 5:30 in front of the meeting room.
- c. 7632 foundation work: in progress Craig met with engineer Van Sande and he will talk with Keith Davis of Saber re the Smart Jack to lift floor.
- d. Repairs DG pathway, sidewalks: Chris moved to get a quote to replace DG with concrete or pavers. Colin seconded. Unanimous
- e. Gym renovation: Gym in progress waiting on floor coverings
- f. Pool facilities & COVID: Rubber deco seal on pool? Bids? tabled
- g. Parking lot lights: bolts not painted yet by Affordable Painting.
- h. Address signs: tabled
- i. Trash enclosures: in progress

New Business

- a. Reassigning board positions: see top of minutes
- b. Committees: tabled
- c. #113 front door: tabled
- d. Electrical charge stations: tabled
- e. Covers for vehicles: tabled
- f. Book exchange: tabled
- g. #318 screen door, patio cover, rolling dog gate: tabled
- h. Recording liens: none

Summary of last month's executive session: violation and fine levy.

Next Meeting 10/14/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:15PM

Submitted by: Matt Mora, Scribe