

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 11, 2016 (6PM)
7610 Hollister Ave., Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Cathy Leyva, Howard Lange. Absent was Jaime Escobedo.

Homeowners present: None

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:02PM

Owners Requests:

N/A

Approval of Prior Meeting Minutes (1/14/16) Joe Motioned to approve the prior minutes, Cathy seconded. Unanimous approved.

Treasurer's Report

	Jan 2016	YTD
Total Income	\$63,085.00	\$63,085.00
Op. Expenses	24,811.43	24,811.43
Reserve Expenditures	0.00	0.00
Total Expenditures	24,811.43	24,811.43
Transfer to Reserve	38,273.21	38,273.57
Transfer from Reserve	0.00	0.00
Balance in Savings	\$2,005,227.31	
Due from Unit Owners	\$ 19,999.70	
Total Assets	\$2,030,227.01	

Operating Expenses are about 2.5%+ under on cash basis

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

Landscape Report: Finishing off drip conversion in front of complex and Joe is submitting water saving rebates to Goleta water district. Six trees have been planted throughout the complex. Broken water main was repaired. Joe suggested the replacement of some broken car stops in the parking lot. -Cathy motioned to authorize Joe to replace broken wheel stops with plastic wheel stops with a budget not to exceed \$1,500.00 (Craig seconded, Joe abstained) Unanimous.

-Joe also mentioned finishing of water sealing at the 7638 building. He also suggested the resealing of 7602 Unit 101 where liner was visibly peeling from side and to repair the grout at the V-ditch.

Vendor Evaluation: Enviroscaping: doing a great job. Tropical Pools: James to remind Tropical Pools re dealing with foamy Jacuzzi.

Old Business:

- a. Updating governing documents: in process of updating
- b. Front Gate system: in progress of being updated
- c. Draft Letter re handicapped parking space- needs to be revised with minor adjustments per Cathy's suggestions and Craig will sign.
- d. Smoking designated areas: Possible locations to be reviewed and voted on. Need proposal from Joe with prices for benches and cigarette butt disposal units.

New Business

- a. Creek drainage: contact Cal Trans or County Flood Control to find out how often Freeway side of drain is maintained
- b. Wood repairs- None
- c. Recording Liens: Unit 364: Joe motioned to record a lien, Cathy seconded. Unanimous

Next Meeting 3/10/16 at 6PM, at Meeting Room at 7610 Hollister.

Meeting adjourned at 7:37PM

Submitted by Matt Mora, Scribe.