

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**December 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:** Michael Mora #334

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:05PM

**Owners Requests:**

**Approval of Prior Meeting Minutes:** Colin moved to accept prior meeting minutes. Chris seconded. Unanimous.

**Vendor:** Thanks to Beachside for good work around complex. Jose trimmed bushes by 7634 and they look good.

**Landscape Report:** 7630 and 7632 leak repaired. Area next to 7624 relandscaped after damage from Goleta Water District. James to notify GWD that the parking space of #113 needs some asphalt repair from GWD's work.

Colin moved to approve bid from Enviroscaping for 100 yards of Mulch for the complex for \$7,000. Chris seconded. Unanimous with Joe abstaining.

Colin moved to accept Enviroscaping's bid to replace plants around 7634 for \$375, Chris seconded. Unanimous with Joe abstaining.

Chris moved to accept SB Pest's bid of fertilizing of various types of Euc trees for \$3,450, Colin seconded. Unanimous.

Colin moved to approve Enviroscaping's bid for \$5,800 for concrete work (by 239, 252, 253, 256). Chris seconded. Unanimous with Joe abstaining.

## Treasurer's Report

	<b>Nov 21</b>	<b>YTD</b>
Total Income	\$67,479.11	\$767,107.93
Op. Expenses	\$130,114.46	\$403,756.04
Reserve Expenditure	\$74,755.01	\$236,600.85
Total Expenditures	\$204,869.47	\$640,356.89
Transfer to Op Reserve	\$(7,609.64)	\$(269,660.04)
Transfer from Op Reser	\$127,976.33	\$412,348.63
Transfer to Reserve	\$(27,976.33)	\$(307,739.63)
Transfer from Reserve	\$45,000.00	\$45,000.00
Balance in Savings	\$2,306,183.46	
Due from Unit Owners	\$4,972.34	
Total Assets	\$ 2,316,155.80	

Operating Expenses are about 12%+ below on cash basis.

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin 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. Joe seconded. Unanimous

### Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: PO issued to Beachside for fence along Hollister. Colin still wants to look at it.
- b. Updating governing docs: In progress – draft of Bylaws & CC&R's emailed to atty.
- c. 7632 foundation work: Keith Davis of Saber recommended hiring a general contractor to oversee project. Van Sande and Beachside will provide new proposal.
- d. Repairs DG pathway, sidewalks, dry rot, trash enclosures: Some repaired staircases not painted. Affordable Painting will be asked to paint as needed. Discussion of possible power washing walkways - Still in drought. No action taken.

- e. Gym renovation: Joe moved to install bumpers and flooring not to exceed \$4,500. Chris seconded. Unanimous. Colin will reach out to his contact person.
- f. Pool facilities & COVID: No action taken.
- g. Address signs: Board will provide list of obscured address signs.
- h. EV charging: no action taken.
- i. #113 screen door and #318 patio cover: tabled.
- j. Appt of Inspector of Elections: In progress looking for volunteer.
- k. Roof/gutter cleaning: Joe moved to approve Clearview (\$3,995), Chris seconded. Unanimous.

### **New Business**

- a. Committees: Revision of fine schedule: Colin moved to solicit a review committee when new CC&R sent to association. Colin voted Yes. Joe, Howard, Chris, Howard voted No. Motion failed.
- b. Covers for vehicles: tabled.
- c. Book exchange / little library: Board will look into options.
- d. #337 water softener; #267 flooring and light fixture; #225 lattice enclosure. Tabled as not present at meeting.
- e. Recording liens: none

**Next Meeting 1/13/21** at 6PM, Via Zoom and/or at “Good Space” 320 Storke Rd #101, Goleta

Meeting adjourned at 8:15PM

Submitted by: Matt Mora