

**APPROVED BOARD MEETING MINUTES  
AUGUST 24, 2009**

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Judith Choate, Mike Cartmell, Murray Kane and Neil Straus. Max Weintraub and Ariane Zand were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and six residents.
- II. Approval of Minutes.** Straus moved, and Kane seconded, to approve the July 20, 2009 Regular Session minutes. The motion to approve was unanimous.
- III. Secretary's Report.** Secretary Straus provided a quick summary of Board business conducted since the July 20, 2009 Regular Session:
- The Board approved a Resolution to Record Two Notices of Default and Election to Sell for APN #049-1528-384 and APN #049-1528-062.**
  - The Board imposed a \$145 Special Individual Assessment against the owner of D475 for plumbing charges. The Board also imposed a \$160 Special Individual Assessment against the owner of C462 for towing charges.**
- IV. Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$25,094 through 7/31/2009. Kane also reported an operating fund balance of \$134,080 and a replacement fund balance of \$3,302,822. The full report is available at the WCA office and website.
- V. Manager's Report.** General Manager Sutherland reported the following:
- Common utilities use for July 2009:
    - Water use averaged 92 gallons per unit per day, which is on target with the average for the prior 12 months.
    - Natural gas use was up 4.85% from last July.
    - Electric use was down 3.44% below last July.
  - Comcast has sent letters to all units advising residents to call (800) 856-2374 to get up to three free digital terminal adapters. The adapter will allow residents to receive channels 35 through 82 after Comcast changes their channel line up September 22, 2009 or shortly thereafter. Sutherland noted that this change is not related to the June 16, 2009 FCC mandated changes.
- VI. Old Business.** None.
- VII. New Business.** The following items were presented for Board review and consideration:
- Board Resolution to Record Six Notices of Delinquent Assessments.**
    - Secretary Straus read the following resolution:

**“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the following three properties bearing Assessors Parcel Numbers 049-1528-236, 049-1528-260, 049-1528-596, 049-1529-178, 049-1529-383, 049-1528-029 as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts have not been reinstated by the Notice of Intent to Lien expiration date.” Kane moved, and Weintraub seconded, to approve the aforementioned three Notices of Delinquent Assessments. The motion to approve was unanimous.**
  - Sprint/Nextel Repeater Lease Annual Renewal.** Request to extend the annual lease for the Nextel Cell repeater located next to the Clipper Club. Without this repeater, it would be difficult to reach 24-hour security throughout most of the 26-acre complex. **Straus moved and Kane seconded, to approve the lease agreement with Sprint/Nextel through September 22, 2010 at no cost to the Association. The motion to approve was unanimous.**
  - CARS and Fire Suppression Internal Process Review.** A document crafted and submitted as Board review material by Ariane Zand was discussed. It was generally agreed that this item was a CARS committee matter. **Straus moved, and Cartmell seconded, to redirect the document to the CARS committee for review. The motion to approve was unanimous**

- ❑ **“E” Courtyard Slab Repair.** Waterproofing slab repair is needed in the “E” building northwest courtyard to correct a water leak into the garage below. **Straus moved, and Kane seconded, to award the waterproofing contract to CAWC in the amount of \$10,200 and an overall project budget of \$16,200 to be funded from the replacement fund. The motion to approve was unanimous.**
- ❑ **Fire Alarm Testing and Monitoring Annual Renewal.** Request to extend the annual fire alarm monitoring and testing contract with DFP through June 30, 2010. **Straus moved, and Kane seconded to extend the monitoring and testing agreements with DFP through June 30, 2009 in the amount of \$600 for monitoring and \$14,200 for testing services to be funded from the operating fund. The motion to approve was unanimous.**

**VIII. WCA Committees.**

- ❑ **Architectural Control Committee.** There were no unit modifications to review for August 2009.
- ❑ **Landscape Committee.** General Manger Sutherland forwarded the committee’s recommendation to fund Matt Heebner’s request to plant four trees in various locations on the property to replace the four declining trees that have been removed over the past few months. **Straus moved, and Cartmell seconded, to authorize \$1,000 from the replacement fund for the purchase and installation of four trees. The motion to approve was unanimous.**
- ❑ **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that Huntsman is working with staff on their revised scope of work due August 28, 2009. The CARS committee will meet on September 15, 2009 to review the submittals from Huntsman.
- ❑ **Renewable Energy Committee.** The committee reviewed passive solar and various other wind power electric generating systems.
- ❑ **Statements and Requests.** Topics raised by an owner included an appreciation for the new landscape work at 4-6 Admiral, request for assistance with a Comcast Cable box installation and the number of foreclosures at Watergate. Two board members commented on various gym equipment repair issues.

**IX. Upcoming Meetings**

- ❑ Executive and Regular Session – September 21, 2009

**XI. The meeting adjourned at 7:28 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary