

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

January 27, 2014

- I. **Call to Order.** President Tom Knight called the meeting to order at 7:05 p.m. Directors present were Robert C. Blain, Doug Flock, Lubor Mrazek, Albert Repola and Neil Straus. Ron Dempster was absent. Also present were General Manager Tim Sutherland, Assistant General Manager Jeff Kiel and Controller Lisa Trabert.
- II. **Reports/Announcements.**
 - **Secretary's Report.** Before the meeting, the Board of Directors reviewed legal issues.
 - **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$81,725 through 12/31/2013. Repola also reported an operating fund balance of \$255,294, and a replacement fund balance of \$5,852,908. The full report is available at the WCA office and watergatehoa.com.
 - **Manager's Report.** General Manager Sutherland reported the following:
 - Common Utilities for December 2013: Electric +12.9 % (new lighting); Natural Gas +8.9 (cold weather); Water +1.2%.
- III. **Statements and Requests.** A number of residents spoke about issues that were of interest and concern to them: request for additional sewer line maintenance and staff support; a complaint that security is not enforcing no smoking on common use grounds; concerns about the legitimacy of a reported service dog; resident laundry room etiquette, and money for a Super Bowl potluck.
- IV. **Consent Calendar.**
 - **Approved by unanimous general consent:**
 - **December 9, 2013 Regular Session Minutes**
 - **Annual Reserve Study Update - Community Reserve Solutions for \$1,500 from Reserves**
 - **Annual Pitney Bowes Postage Machine Lease - \$183 per Quarter**
 - **Internal IDR Board Appointed Board Representative Appointment for 2014 - Robert C. Blain**
 - **Pool/Spa Pump Motor Replacements to Reserves - The Pool Doctor for \$4,899.24**
 - **Internal Staff Guidelines and Procedures for Registering Assistance Animals**
- V. **New Business.**
 - **Lobby Mural Auction.** Staff reports that a number of residents have expressed an interest in purchasing some of the lobby sailing ship murals. Management suggests an auction of the murals to be held at the Clipper Club. **Straus moved, and Blain seconded, to authorize the disposition of the lobby murals via an auction at the Clipper Club. The motion was unanimously approved.**
- VI. **WCA Committees.**
 - **Architectural Control.** Assistant General Manager Jeff Kiel presented the following committee recommendation:
 - **5 Commodore Drive, B202; 2 Bedroom.** The owner wishes to replace her bathroom's tile surround. **Straus moved, and Mrazek seconded, to approve the modification to B202 pending receipt of all necessary building permits. The motion was unanimously approved.**

- **Landscape.** Chair Sam Foushee presented the second reading request to remove Monterey Pine trees #535 and #536 north of the B pool because the trees are raising the concrete sidewalk and are too close to the pool. **Straus moved, and Repola seconded, to authorize removal of the two trees as requested. Straus, Repola, Blain voted for the motion, with Flock and Mrazek abstaining. The motion to remove trees #535 and 536 passed.**

VII. Upcoming Meetings.

- Regular and Executive Session – February 24, 2014

VIII. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary