

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

December 9, 2013

- I. Call to Order.** President Tom Knight called the meeting to order at 7:01 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 authorized Two Notices of Default and Election to Sell for APN 049-1529-217 and 049-1528-108.
 - ❑ **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$73,346 through 11/30/2013. Repola also reported an operating fund balance of \$266,424, and a replacement fund balance of \$5,945,470. The full report is available at the WCA office and watergatehoa.com.
 - **Manager's Report.** General Manager Sutherland reported that the complaints about the holes in the walls at F building are the holes made for the new sprinkler system, and that the 22 year old carpet is indeed old and worn, hence the need for the scheduled interior renovations. Sutherland also congratulated Tom Knight for his recent election as President of the Board of Directors, and thanked former President Robert C. Blain for his support, supervision and leadership over the past fifteen years they have worked together.
- III. Statements and Requests.** A resident read an opinion statement about the efficacy of the ongoing common use sewer line maintenance program.
- IV. Consent Calendar.**
- ❑ **Approved by unanimous general consent:**
 - **November 18, 2013 Regular Session Minutes**
 - **Workers Compensation Renewal Estimated Premium of \$80,211 for period 12 /31/13 – 12/31/2014**
 - **2014 Board Meeting Calendar**
 - **WCA Office Copier Maintenance Renewal with Konica Minolta for a contract amount of \$1,931.37 for period 11/17/13 – 11/16/14.**
 - **2014 WCA Committee Member Approvals:**
 - **Architectural Control - Phyllis Ewers; Jim Galvin; and Reginald Saavedra**
 - **Finance Committee - Finley Robbins; Nancy Girouard; and Steve Wallace**
 - **Landscape Committee - Sam Foushee; Eleanor Dahl; Sue Kelly; Virginia McNeill; and Philip Packard**
 - ❑ **Pulled for further discussion:**
 - **Chargepoint Electric Vehicle Charging Station Network Subscription Service Renewal.** Straus moved, and Repola seconded, to authorize GM Sutherland to work with Chargepoint to decommission two of the six ports saving \$460 per year, and approve the revised renewal agreement for the remaining four ports for period 12/31/2013 - 12/31/2014 @ \$230 per port per year. The motion was unanimously approved.

V. New Business.

- **Tennis Court Post Tension Cabling Repairs – WJE Engineering Services.** Straus moved, and Mrazek seconded, to engage the services of WJE to begin the development of engineering specifications for the repair of 10 tendon replacements and concrete slab repair for two tennis courts for a contract amount of \$3,800, and an overall Phase 1 engineering budget of \$4,370 to be paid for out of the replacement fund. The motion was unanimously approved.
- **8 Admiral Drive Private Fire Hydrant Replacement.** Straus moved, Blain seconded, to authorize an amount not to exceed \$6,000 from the replacement fund for the repair and replacement of the private fire hydrant and underground valve at the 8 Admiral Drive turn around. The motion was unanimously approved.

VI. WCA Committees.

- **Landscape Committee.** Chair Sam Foushee presented the 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 among other issues. The removal of the trees will be voted on at the January 27, 2014 board meeting.

VII. Upcoming Meetings.

- Regular and Executive Session – January 27, 2014

VIII. Meeting adjourned at 8:09 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary