

APPROVED WCA BOARD OF DIRECTORS MEETING MINUTES

February 23, 2015

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Doug Flock, Tom Knight, Lubor Mrazek, Albert Repola, David Sherman and Neil Straus. Also present was Assistant General Manager Jeff Kiel.

- II. **Reports/Announcements.**
 - **Secretary's Report.** Secretary Straus reported prior to the meeting, the Board voted to authorize Two Notices of Default and Election to Sell for APN 049-1529-489 and 049-1529-535, and conducted special individual assessments hearings, and voted to assess the following units for locksmith expenses incurred by the Association: A210 - \$20.25; A283 - \$20.25; A291 - \$20.25; B204 - \$21.00; B207 - \$21.00; and B279 - \$21.00

 - **Treasurer's Report.** Treasurer Albert Repola reported a favorable operating budget variance of \$107,231 through 1/31/2015. Repola also reported an operating fund balance of \$200,761, and a replacement fund balance of \$4,596,769. The full report is available at the WCA office and watergatehoa.com.

 - **Manager's Report.**
 - New Council members Diane Martinez and Scott Donahue introduced themselves to the community and answered questions on a variety of topics including the proposed minimum wage ordinance.

 - **Controller's Report.** Controller Lisa Trabert reported that as of January 31, 2015, thirteen accounts have been turned over to a collection agency for delinquent assessments. Eight Notices of Default and two Notices of Delinquent Assessments ("Lien") have been recorded against the subjected properties. Among the thirteen delinquent accounts, two accounts were under bankruptcy protection, and four owners were making payments toward ongoing payment plans.

 - **Statements and Requests.** Topics included Property Patrol customer service issues, 8 Admiral elevator maintenance issues, 8 Admiral side door security concerns, and an observation that some residents are not adhering to community rules regarding items on balconies and windows.

- III. **Consent Calendar.**
 - **Approved by unanimous general consent:**
 - **January 20, 2015 Board of Directors Regular Session Minutes**
 - **Pitney Bowes Postal Machine Lease at \$183 Per Quarter**

IV. **New Business.**

- **Board Resolution to Record Three 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 Three Notices of Delinquent Assessments (“Lien”) in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor’s Parcel Numbers 049-1528-544, 049-1529-206, and 049-1528-125 as authorized by Civil Code Sections 5650 and 5725 if such accounts have not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Knight seconded, to approve the aforementioned three Notices of Delinquent Assessments. The motion was unanimously approved.

V. **WCA Committees.**

- **Architectural Control.** Assistant General Manager Jeff Kiel presented the following unit modification:
 - **1 Captain Drive, D360: 2 Bedroom.** The owner wishes to replace the unit’s tiled tub surround. The committee recommends approval of these items with proper City of Emeryville building permits with the condition that all discovered dry-rot be repaired. **Straus moved, and Knight seconded, to approve the modifications to D360 pending receipt of all necessary building permits, and the requirement that all discovered dry rot be repaired as necessary. The motion was unanimously approved.**

VI. **Upcoming Meetings.**

- Executive Session and Regular Session March 23, 2015.
- Repola made a request to put the tennis courts on the agenda for discussion at the next meeting. The request was seconded by Knight.

VII. **Meeting adjourned at 7:51 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary