

WCA BOARD OF DIRECTORS MEETING MINUTES

March 19, 2018

- I. Call to Order.** President Tom Knight called the meeting to order at 6:00 p.m. Directors present were Tom Knight, Ariane Zand, Robert Blain, Charlotte Cochrane, Albert Repola, and Fran Chiappetta. Absent: Lubor Mrazek. Also present were General Manager Kim Adolf, Assistant General Manager Sherry Crevani.
- II. Presentation**
- A. Insurance Renewal – Jeff Holman – MOC Services; rescheduled until March 26, 2018 due to proposal not released by CIBA
- III. Reports/Announcements.**
- Secretary's Report.** Secretary Chiappetta reported, the Board of Directors met in closed executive session and discussed contracts, legal issues, member violations, and personnel issues on February 26, 2018, March 12, 2018, and March 19, 2018. The Board also approved executive session minutes from February 26, 2018 session.
 - Treasurer's Report.** Treasurer Cochrane reported a favorable operating budget variance of \$194,355 through 2/28/2018. Cochrane also reported an operating fund balance of \$302,774 and a replacement fund balance of \$6,130,622. The full report is available at the WCA office and watergatehoa.com.
 - Manager's Update.** General Manager Adolf reported the "Onsite Owners" numbers will not be given out as the office staff is in the process of calculating the numbers. GM Adolf reported a special mailing is in the process of going out and needs to be sent back to the WCA office. GM Adolf also informed the HO's that we are currently looking at 2 packaging systems. Last, the announcement of Construction Manager, Ron Herron has put his resignation letter in which has been accepted by management and the board.
 - Report on Delinquent Assessments.** General Manger Adolf reported during the month of February 2018, one delinquent account was foreclosed by the senior mortgagee, and three other new delinquent accounts were sent to collection. As of February 28, 2018, there were a total of eight accounts in collection. We recorded three Notices of Default and one Notices of Trustee's Sale against the subjected properties. Among the eight delinquent accounts, three accounts are under bankruptcy protection.
 - Lien Resolution.** Proposed Board Resolution to record one Notice of Delinquent Assessment ("Lien") on APN 049-1528-250 as authorized by Civil Code Sections 5650-5725 if such account has not been reinstated by the expiration date of Notice of Intent to Lien.
Director Blain moved and Repola seconded, the motion was unanimously approved.

III. WCA Committees.

Landscape Control. General Manager Kim Adolf and Sam Foushee, Landscape Committee Chairman presented the following:

- 1.) Statements and requests – leaf blowers
- 2.) Progress on tree approved for removal: Removed tree 156, 704, 705, 706, 708- replacement with small citrus and small tree or shrub
- 3.) Final approval for removal of Blackwood Acacia #187 near the end of Ensign Drive: Recommends removal due to a serious lean.
- 4.) First reading for removal of flowering plum #506 between 2 & 4 Admiral Drive: due to fungus growth
- 5.) Other tree concerns: branch from Eucalyptus tree #214 on Ensign broke off & #215 – Juan concerned of health of trees.
- 6.) Strategies for keeping the community informed: request to have a replacement tree when BOD gives final approval on removal. Also, Sam F. suggested putting a sign of replacement tree at the site of tree removed.
- 7.) GM Adolf, reports approval of volunteer landscape projects around the campus with a signed liability waiver. B. Miller and S. Kaplan will confer regarding an Earth Day, Sunday April 22, 2018. – If not organized by then it will be rescheduled.
- 8.) Rechargeable leaf blower – Sam F and Juan to demo the leaf blowers with batteries.

Director Blain moved and Repola seconded, for Final approval of removal of the Blackwood Acacia (#187) near the end of Ensign Drive and flowering plum # 506. All approved Final decision will be made at the April 16, 2018 meeting after review of any resident comments.

Finance Committee. Finely Robbins provided a brief update.

Architectural Control. Assistant General Manager Crevani presented the following unit modifications recommend approval after review of the ACC:

E434: The unit modification application, submitted by Jennifer Poon & Eitan Anzenberg, pertains to the replacement tub surround, tub and vanity in master bath with new in-kind; replacement of ceiling fan in master bathroom; installation of 2 recessed lights in master bath; replacement of all windows per requirements; replacement of living room sliding glass door; installation of outdoor tile on balcony; and replace balcony railing with glass panels.

The ACC recommends approval of the modifications above with the condition that all proper required permits are obtained, check for dry rot and repair behind tile, check drain and repair as needed. Breaker box may need to be brought up to code, if modified.

BOD approval is needed for external appearance modification on the replacement of deck railing with glass panels

Blain moved to approve all modification EXCLUDING the replacement of the outdoor deck railing with glass panels; Repola seconded, to approve the modifications to E434. The motion was unanimously approved.

IV. Consent Agenda.

Items Below Approved by Unanimous General Consent.

- Association Records –February 26, 2018 Regular Session Board Meeting Minutes.
- Finance Committee Chair Appointment – Finely Robbins

V. New Business

- **4 Admiral Elevator Repair Proposal** – rebuild of both telescope hydraulic piston assemblies at a cost of \$21,450.00 to be completed by Vintage Elevator.

Blain moved to approve repair and Repola seconded. The motion was unanimously approved.

VI. Upcoming Board Meetings.

- Executive & Regular Session: April 16, 2018

VII. Meeting adjourned at 6:59 p.m.

Fran Chiappetta, Secretary