

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

JUNE 17, 2013

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:07 p.m. Directors present were Ron Dempster, Doug Flock, Tom Knight, Lubor Mrazek, Albert Repola and Neil Straus. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel, Construction Manager Gus Ferriols, and three residents.
- II. **Reports/Announcements.**
- **Secretary's Report.** Secretary Straus reported on action taken by the Board of Directors since the May 20, 2013 regular session board meeting:
 - Prior to the regular session board meeting, the Board of Directors **voted to authorize a Notice of Default and Election to Sell for APN 049-1529-626**, and the Board of Directors reviewed and authorized annual compensation for its direct reports.
 - **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$251,221 through 5/31/2013. Repola also reported an operating fund balance of \$325,257, and a replacement fund balance of \$6,705,995. The full report is available at the WCA office and watergatehoa.com.
 - **Manager's Report.** General Manager Sutherland reported on the following:
 - May 2013 common utilities: natural gas use down 5.3% (lower heating use for pools); electric use up 8.8% (new code lighting); and water use (B and D bldg. usage very high) up 8.2% at 92 gallons per unit per day. We have not found any leaks to date, and are posting lobbies in B and D buildings for residents to contact office if they hear water running 24 hour a days so we can investigate if any unit toilets need repair.
 - Video inspection of the street sewer lines shows no urgent or major repair issues.
- III. **Statements and Requests.** An owner inquired as to why unit keys are not used for the once every four year's fire alarm device testing.
- IV. **Consent Calendar.**
- **Approved by unanimous general consent:**
 - **May 20, 2013 Regular Session Minutes**
 - **Annual Fire Alarm Monitoring and Testing - \$600 Annual Monitoring, and \$14,484 for Annual Testing**
 - **Annual Tennis Pro Services Renewal - \$525 per month through June 30, 2014**
 - **ThyssenKrupp Elevator – Six Month Extension for Elevator Maintenance -\$3,999 per month through October 31, 2014**
- V. **Old Business**
- **Garage Horizontal Dry Standpipe Sprinkler Replacement** Staff withdraws the \$64,000 request from last month for the partial horizontal garage piping replacement, and instead recommends replacing all of the existing 40-year old horizontal dry standpipe and fittings in all six garages for \$231,281. The change in the request is due to the large majority of the existing piping conditions were found to be far worse than previously anticipated. **Straus moved, and Mrazek seconded, to approve the funding for the full replacement of all existing 40-year-old horizontal garage dry stand piping, and associated fittings for \$231,281 to be paid for out of the replacement fund. The motion was unanimously approved.**

VI. New Business.

- **Board Resolution to Record Notice of Delinquent Assessment.** Secretary Straus read the following resolution:

“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to Record One Notice of Delinquent Assessment (“Lien”) in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the property bearing Assessor’s Parcel Number 049-1528-596, as authorized by Civil Code Sections 1367.1 and 1367.4 if such account has not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Knight seconded, to approve the aforementioned Notice of Delinquent Assessment. The motion was unanimously approved.

- **Pool Furniture.** Funding needed to purchase various pieces of pool furniture for use around the four pools. **Straus moved, and Knight seconded, to authorize \$11,277.34 paid for out of the replacement fund to purchase the requested pool furniture from In the Swim, Inc. The motion was unanimously approved.**
- **New Architectural Control Committee (“ACC”) Member Approval.** Board approval is needed to appoint Sharon Ascencio owner of D389 to the ACC. **Straus moved, and Knight seconded, to approve Sharon Ascencio to the ACC committee. The motion was unanimously approved.**

VII. WCA Committees.

- **Architectural Control.** Assistant General Manager Jeff Kiel presented the following committee recommendations:
 - **6 Admiral Drive, A482: Penthouse** - The owner wishes to remove walls between kitchen and dining area, re-locate range and hood, and remodel both bathrooms replacing a tub with a walk in shower in one of the bathrooms. **Straus moved, and Knight seconded, to approve the modifications to unit A482 pending receipt of all necessary building permits. The motion was unanimously approved.**
 - **9 Commodore Drive, A201: 1 Bedroom** - The owner wishes to install a new tub and tile surround, replace their bathroom ceiling fan/light/heater and kitchen stove hood. **Straus moved, and Knight seconded, to approve the modifications to unit A201 pending receipt of all necessary building permits. The motion was unanimously approved.**
- **Landscape Committee.** Committee member Sue Kelly requested removal of tree #406 north of the 8 Admiral lobby, as it is leaning severely away from the building, and will have to be removed anyway due to the fire sprinkler supply line installation. Since the leaning tree could be considered a potential hazard, it was suggested by some on the Board that it should be removed now. **Straus moved, and Repola seconded, to authorize the removal of tree #406 for safety reasons. Straus, Repola, Dempster, Flock, and Knight voted for the motion to remove with Mrazek abstaining. The motion was approved.**

VII. Upcoming Meetings.

- Regular and Executive Session – July 22, 2013

VIII. Meeting adjourned at 8:04 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary