

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

July 21, 2014

- I. **Call to Order.** President Tom Knight called the meeting to order at 7:00 p.m. Directors present were Robert C. Blain, Doug Flock, Albert Repola and Neil Straus. Also present were General Manager Tim Sutherland, Assistant General Manager Jeff Kiel and Controller Lisa Trabert. Lubor Mrazek was absent.
- II. **Reports/Announcements.**
- **Secretary's Report.** Before the meeting, the Board of Directors reviewed economic changes to the existing Teamsters #0665 labor contract, and voted to authorize Three Notices of Default and Election to Sell for APN's 049-1528-298, 049-1528-153 and 049-1529-509. Secretary Straus reported that some email correspondence transpired since the previous Board of Directors meeting, but no action was taken as a result of those emails.
 - **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$139,078 through 6/30/2014. Repola also reported an operating fund balance of \$195,587 and a replacement fund balance of \$5,505,408. The full report is available at the WCA office and watergatehoa.com.
 - **Manager's Report.** General Manager Sutherland reported the following:
 - Common Utilities for June 2014: Electric +6.6 % (new lighting); Natural Gas -1.0%; Water - 4.4 %.
 - Election Committee volunteers are needed to coordinate the counting of registrations and ballots. Please contact Watergate office for more information.
 - Food scrap recycling bins are located in each garage next to the tan green waste landscaping department bins except for C building which for now is located next to the white recycle bin.
 - Lobby renovations are completed in E, C and A buildings with D building lobbies scheduled to be completed by the end of July 2014.
 - **Controller's Report.** Controller Lisa Trabert reported that as of June 30, 2014, fourteen accounts have been turned over to a collection agency for delinquent assessments. Four Notices of Delinquent Assessment and nine Notices of Default have been recorded against the subjected properties. Five owners of the delinquent accounts are making payments toward ongoing payment plans.
 - **Statements and Requests.** Residents discussed water conservation, tennis court surface padding material and court color and finance.
- III. **Consent Calendar.**
- **Approved by unanimous general consent:**
 - **June 23, 2014 Board of Directors Regular Session Minutes**
 - **ADP Payroll Services – 12 Month Agreement – 7/2014 through 7/2015 at a 1.5% increase.**

IV. New Business.

- **Directors and Officers Liability Insurance** pulled from Consent Calendar for discussion by Secretary Straus in order to offer a comment that this insurance covers the Board of Directors for actions taken as a Board and not for individual directors acting outside the scope and authority of their duties as a Board. Straus moved, and Blain seconded, to approve the D & O insurance quote from Chubb for a premium of \$4,404 for \$1 million in coverage with a \$10,000 retention for the period 8/12/2014 through 8/12/2015.

- **Board Resolution to Record One 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 assessment, late charges, interest and collection fees and costs against the property bearing Assessor’s Parcel Number 049-1529-535 as authorized by Civil Code Sections 5650 and 5725 if such account has not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Blain seconded, to approve the aforementioned Notice of Delinquent Assessment. The motion was unanimously approved.

- **Labor Agreement - Teamsters Local #0665.** Straus moved, and Blain seconded, to approve the economic changes to the current labor agreement with Teamster’s Local #0665 for the period April 1, 2014 through March 31, 2017. The motion was unanimously approved.

VII. Upcoming Meetings.

- Executive Session July 21, 2014
- Executive Session and Regular Session August 18, 2014

VIII. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary