

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

JULY 22, 2013

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:01 p.m. Directors present were Ron Dempster, Doug Flock, Tom Knight, Albert Repola and Neil Straus. Lubor Mrazek was absent. Also present were General Manager Tim Sutherland, and Controller Lisa Trabert.
- II. **Reports/Announcements.**
- ❑ **Secretary's Report.** Secretary Straus reported no new action taken by the Board of Directors since the June 17, 2013 regular session board meeting:
 - ❑ **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$236,124 through 6/30/2013. Repola also reported an operating fund balance of \$293,046, and a replacement fund balance of \$6,258,471. The full report is available at the WCA office and watergatehoa.com.
 - ❑ **Manager's Report.** General Manager Sutherland reported on the following:
 - YTD 2013 common utilities: natural gas use down 5.4% (lower heating use for pools); electric use up 4.6% (new code lighting); and water use 1.2% at 87 gallons per unit per day.
- III. **Statements and Requests.** An owner asked the board to consider not having staff use Roundup weed killer on the property. The landscape committee will work with Robert to investigate if there is a suitable and effective green alternative.
- IV. **Consent Calendar.**
- ❑ **Approved by unanimous general consent:**
 - **June 17, 2013 Regular Session Minutes**
 - **Continental D&O Insurance Renewal - 8/12/13-8/12/14 for a premium of \$4,121.00 and coverage of \$1,000,000.00**
- V. **New Business.**
- ❑ **Board Resolution to Record Four Notices 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 Four Notices of Delinquent Assessment ("Lien") in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor's Parcel Numbers 049-1528-251, 049-1528-295, 049-1528-591 and 049-1529-052 as authorized by Civil Code Sections 1367.1 and 1367.4 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 Four Notices of Delinquent Assessments. The motion was unanimously approved.
 - ❑ **B Building Post Tension Cabling.** Funding needed to repair an additional three cables near 2 Admiral Drive. **Straus moved, and Knight seconded, to authorize \$16,882.00 to be paid for out of the replacement fund for an additional three cable repairs, engineering and shoring costs. The motion was unanimously approved.**
 - ❑ **Chemical Controllers for Pools and Spas.** Funding needed to add computer controllers to dispense the appropriate level of chemicals for all pools and spas. **Straus moved, and Knight seconded, to approve New Wave Pools proposal to install chemical controllers in all spas and pools for \$26,766.15 to be funded out of the replacement fund. The motion was unanimously approved.**

VI. WCA Committees.

- **Architectural Control.** General Manager Tim Sutherland presented the following committee recommendations:
 - **2 Admiral Drive, B176: 1 Bedroom:** The owner wishes to replace existing bathtub with a walk-in shower, remove/replace and reinforce portions of sheetrock behind kitchen and vanity sinks, add new electrical outlets throughout the unit, and replace the kitchen stove hood fan and bathroom ceiling fan. **Straus moved, and Knight seconded, to approve the modifications to unit B176 pending receipt of all necessary building permits. The motion was unanimously approved.**
 - **4 Admiral Drive, B222: 1 Bedroom:** The owner wishes to replace their tiled tub surround, and replace the kitchen stove hood fan and bathroom ceiling fan, and remove the kitchen wing walls. **Straus moved, and Knight seconded, to approve the modifications to unit B222 pending receipt of all necessary building permits. The motion was unanimously approved.**
 - **4 Anchor Drive, F424: Studio:** The owner wishes to install recessed lighting, add various electrical outlets, upgrade the unit's electrical panel, install low voltage wiring (for media), and replace the kitchen stove hood fan and bathroom ceiling fan. **Straus moved, and Knight seconded, to approve the modifications to unit F424 pending receipt of all necessary building permits. The motion was unanimously approved.**
- **Landscape Committee.** Chair Sam Foushee explained the landscape vision the committee was working with to develop a landscaping project reserve study type budgeting tool for the community. Part of that plan was not topping trees for view. **Straus moved, and Flock seconded, to continue the practice of not topping trees while staff and the landscape committee continue work on the landscaping projects planning and budgeting guide. The motion was unanimously approved.**

VII. Upcoming Meetings.

- Regular and Executive Session – August 19, 2013

VIII. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary