

**Watergate Community Association  
Board of Directors  
August 18, 2008  
Regular Session  
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:05 p.m. Directors present were Mike Cartmell, Murray Kane, Neil Straus and Max Weintraub. Lubor Mrazek and Ariane Zand were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert and approximately nine (9) residents.
- II. **Approval of Minutes.** **Weintraub moved, and Kane seconded, to approve the July 21, 2008 regular session minutes. The motion to approve the minutes was unanimous.**
- III. **Secretary's Report.** Secretary Straus reported that the Board conducted a rules violation hearing with the owner of unit C428. **The Board fined the owner \$100 for multiple noise violations.**
- IV. **Treasurer's Report.** Treasurer Kane reported the unaudited financial results for the Association through 7/31/2008. The Association ran a favorable budget variance of \$8,453 for July 2008. The operating fund balance is \$5,163 and the replacement fund balance is \$1,680,082. The full report is available at the WCA office and website.
- A. **Manager's Report.** General Manager Sutherland reported that the Anchor spa renovations are taking much longer than the contractor expected due to the additional demolition time and ground settlement issues. Sutherland also reports EBMUD has established water usage guidelines and rates as of August 1, 2008. Water in the residential units must be reduced 11% from the average water usage over the last three years and irrigation usage must be reduced 30% from the average over the last three years or the Association will pay excessive water rate surcharges.
- V. **Old Business.**
- None
- VI. **New Business.**
- Board Resolution to Record Two Notices of Delinquent Assessments.**
    - **Director Straus read and moved the following resolution, Kane seconded the motion:**

**"Resolved, the Board of Directors ("Board") for Watergate Community Association authorizes and instructs Angius & Terry Collections LLC to record a Notice of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against that property bearing the Assessors Parcel Number 049-1529-308, as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts has not been reinstated by the Notice of Intent to**

By: \_\_\_\_\_

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Lien expiration date. The motion to approve the aforementioned Notice of Delinquent Assessments was unanimous.

- **Director Straus read and moved the following resolution, Kane seconded the motion:**

**"Resolved, the Board of Directors ("Board") for Watergate Community Association authorizes and instructs Angius & Terry Collections LLC to record a Notice of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against that property bearing the Assessors Parcel Number 049-1529-496, as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts has not been reinstated by the Notice of Intent to Lien expiration date. The motion to approve the aforementioned Notice of Delinquent Assessments was unanimous.**

- ❑ **Clipper Club Blu-Ray DVD Player.** Staff is requesting a new Blu-Ray DVD player to better utilize the HD quality of the new HD television. Staff recommended a Sony BDPS500 for \$473.23. **Straus moved, and Kane seconded, to approve the purchase of a Sony BDPS530 Blu-Ray DVD player in the amount of \$473.23 to be funded from the replacement fund. The motion to approve was unanimous.**

**VII. WCA Committees.**

- ❑ **Architectural Control Committee.** Chair Judi Oser presented two (2) unit modifications for August 2008.
  - **E201 – Owner plans to replace tub and surround, replace bathroom fan and install microwave stove hood. Straus moved, and Cartmell seconded, to approve the modifications to unit E201 pending receipt of all building permits. The motion to approve was unanimous.**
  - **B304 – Owner plans to replace bathroom fan. Straus moved, and Cartmell seconded, to approve the modifications to unit B304 pending receipt of all building permits. The motion to approve was unanimous.**
- ❑ **Landscape Committee.** No items for board consideration this month.
- ❑ **Finance Committee.** No report.

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- **Common Area Renovations and Signs.** Co-Chair Judith Choate announced that the committee is not recommending a special assessment to fund the interior renovations.
- **Renewable Energy Committee.** Douglas Flock (F493) wants to join the Renewable Energy Committee. **Straus moved, and Cartmell seconded to approve the membership request of Douglas Flock. The motion to approve was unanimous.**

**VIII. Statements and Requests.** Two owners expressed their thanks and appreciation to the Board, Tim Sutherland and Sam Foushee for the recently completed phase III landscaping work.

**IX. Next Regular and Executive Session of the Board**

- September 22, 2008

**XI.** The meeting adjourned at 7:40 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary