

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

January 28, 2013

I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 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 and five residents.

II. Reports/Announcements.

□ **Secretary's Report.** Secretary Straus reported on action taken by the Board of Directors since the December 10, 2012 Regular Session:

- The Board of Directors conducted a Special Session on January 7, 2013 and **voted to authorize \$135,167.86 in replacement funds for the Anchor Drive sewer replacement, and authorize an additional \$98,960.00 in reserve funds to Huntsman AG for atypical floor drawings, and construction administration services for the interior finishes project.**
- Prior to tonight's meeting, the Board of Directors **voted to authorize Special Individual Assessments for expenses incurred by the WCA for the following units and amounts:**

A107	plumbing repair on 2/16/2011	\$ 311.25
A288	fire alarm repairs on 10/1/2010	\$ 167.91
A335	vehicle relocation on 12/22/2007	\$ 80.00
B304	vehicle relocation on 5/10/2012	\$ 90.00
B308	vehicle relocation on 10/13/2009	\$ 82.50
C437	vehicle relocation on 3/19/2010	\$ 82.50
D324	vehicle relocation on 6/13/2012	\$ 90.00
E231	vehicle relocation on 2/6/2012	\$ 90.00
E315	vehicle relocation on 10/22/2007	\$ 80.00
E407	vehicle relocation on 2/7/2012	\$ 90.00
E459	vehicle relocation on 2/14/2012	\$ 60.00
F271	vehicle relocation on 7/12 & 7/30/2012	\$ 180.00

□ **Treasurer's Report.** Treasurer Repola reported a favorable operating budget variance of \$158,266 through 12/31/2012. Repola also reported an operating fund balance of \$317,907, and a replacement fund balance of \$7,075,681. The full report is available at the WCA office.

□ **Manager's Report.** General Manager Sutherland reported on the following:

- December 2012 common utilities: natural gas use down 10.4%; electric is up 1.5%; and water use is up 8.8% at 82 gallons per unit per day.
- Rodent control efforts over the last five weeks around the B building have resulted in a reduction of reported rodent activity in and around the garages and trash rooms.

III. **Statements and Requests.** Three owners voiced support over lowering the EV station hourly rates from \$1.50 to \$1.00 to encourage residents to purchase electric vehicles. A resident was concerned about the rule not permitting bikes on the balcony.

IV. Consent Calendar.

□ **Approved by Unanimous General Consent:**

- **December 10, 2012 Regular Session Minutes**
- **January 7, 2013 Special Session Minutes**

V. **Old Business. Electric Vehicles Hour Charging Rate Change.** Flock moved, and Mrazek seconded, to reduce the hourly rates from \$1.50 to \$1.00 as requested effective January 29, 2013. Flock, Knight, Repola and Mrazek voted for the motion, with Dempster and Straus opposed. The motion was approved.

VI. **New Business.**

- **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 assessments, late charges, interest and collection fees and costs against the property bearing Assessor’s Parcel Number 049-1529-551 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 to approve was unanimous.

- **Soil Replacement.** Straus moved, and Repola seconded, to authorize a soil replacement budget of \$8,612.19 to enable staff to begin the backfill of the soil settlement areas around the foundations of the ground floor units in A, B and D buildings.
- **Fire Sprinkler Work Area Relocation Request.** Straus moved, and Knight seconded, to not relocate the fire suppression pipe cutting staging area for the second time as requested. Staff has already relocated the staging area once for the owner. The owner making the second relocation request chose not to participate in the meeting and make the case for an additional relocation. The motion to leave the work area in its current location was unanimous.
- **Roof Drain Collar Repair.** Straus moved, and Mrazek seconded, to approve the proposal from State Roofing Inc., to repair 15 roof drain collars in the amount of \$6,646.00 to be paid out of the Replacement Fund. The motion to approve was unanimous.

VII. **WCA Committees.**

- **Architectural Control.** Assistant General Manager Jeff Kiel presented the following committee recommendation:
 - **7 Commodore Drive, A253: One Bedroom.** The owner wishes to replace the unit’s bathtub, surround and ceiling fan. **Straus moved, and Knight seconded, to approve the modifications to unit A253 pending receipt of all necessary permits. The motion to approve was unanimous.**
- **Landscape.** Chair Sam Foushee explained that the committee will spend the next half dozen or so meetings reviewing the Long Term Landscape Renovation Planning and Budgeting tool before presenting recommendations and suggested priorities to the Board of Directors near the end of the calendar year

VIII. **Upcoming Meetings.**

- Regular and Executive Session – February 25, 2013

IX. **Meeting adjourned at 7:50 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary