

## "APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

March 18, 2013

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:06 p.m. Directors present were Ron Dempster, Doug Flock, Tom Knight, Lubor Mrazek and Neil Straus. Albert Repola was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel, Construction Manager Gus Ferriols and six residents.
- II. **Reports/Announcements.**
- **Secretary's Report.** Secretary Straus reported on action taken by the Board of Directors since the February 25, 2013 Regular Session:
    - The Board of Directors **voted to authorize a Notice of Default and Election to Sell for APN 049-1529-350.**
    - The Board of Directors and Finance Committee reviewed the corporate operating budget proposal for 2013/2014
  - **Treasurer's Report.** President Blain reported a favorable operating budget variance of \$221,537 through 2/28/2013. Blain also reported an operating fund balance of \$346,936, and a replacement fund balance of \$6,824,523. The full report is available at the WCA office and [watergatehoa.com](http://watergatehoa.com)
  - **Manager's Report.** General Manager Sutherland provided a assessment analysis of other similar style condominium complexes in Northern California.
- III. **Statements and Requests.** An owner requested that the renovations project work be accelerated, and also asked that the old sofa in her lobby be removed and park benches used for seating as an interim measure. Another owner requested that a basketball net be installed in one of the racquet ball courts.
- IV. **Consent Calendar.**
- **Approved by Unanimous General Consent:**
    - **February 25, 2013 Regular Session Minutes**
    - **General, Auto (Allied) and Umbrella Liability (Great American) -- \$61,873/\$2171.80/\$23,960 in premiums for \$2M/\$1M/\$25M in coverage.**
    - **Master Commercial Property (CIBA) - Premium of \$277,175 for \$198,483,222 in coverage.**
- V. **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 049-1529-179 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.**

- ❑ **Landscape Department Computer and Landscape Design Software.** Straus moved, and Knight seconded, to authorize \$3,467.04 for a computer and software package for the landscape department. The motion to approve was unanimous.
- ❑ **Lobby Mirror Deposit.** The Board received the final lobby fractured glass mirror drawings from Huntsman, and a request for a production deposit for the new fractured glass lobby mirrors designed by Huntsman AG. **Straus, Flock, Dempster, Knight voted for the production deposit for the mirrors with Mrazek abstaining. The motion was approved.**

**VI. WCA Committees.**

- ❑ **Architectural Control.** Chair Elizabeth Altieri presented the following committee recommendation:
  - **2 Admiral Drive, B287: One Bedroom.** The owner wishes to replace their bathtub with a tiled walk in shower, and replace the bathroom fan and kitchen stove hood fan. **Straus moved, and Knight seconded, to approve the modifications to unit B287 pending receipt of all required building permits. The motion to approve was unanimous.**
  - **The Architectural Control Committee is looking for additional members.**
- ❑ **Landscape.** Chair Sam Foushee explained that the committee is working on a long-term vision for the future of the existing mature landscaping, and will continue working with Robert Murphy on planning and scoping of all existing landscaping for improvements.
  - The Landscape Committee recommends removing tree # 84 near the D building pool. This tree has sunk well below grade due to drainage and ground soil settlement. **Straus moved, and Knight seconded, to agree to the first reading for removal of pine tree #84. The motion for a first reading to remove was unanimous.**

**VIII. Upcoming Meetings.**

- ❑ Working Session – April 8, 2013
- ❑ Regular and Executive Session – April 22, 2013

**IX. Meeting adjourned at 7:45 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary