

**WCA BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 19, 2009**

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Judith Choate, Murray Kane, Neil Straus and Max Weintraub. Mike Cartmell and Ariane Zand were absent. Also present were General Manager Tim Sutherland, Assistant General Manager Jeff Kiel and two residents.
- II. Approval of Minutes.** Straus moved, and Kane seconded, to approve the September 21, 2009 Regular Session minutes. The motion to approve was unanimous.
- III. Secretary's Report.** Secretary Straus provided a quick summary of board business conducted since the September 21, 2009 Regular Session:
- ❑ **The board approved a Resolution to Record a Notice of Default and Election to Sell for APN #049-1528-028.**
 - ❑ **The board conducted a rules violation hearing regarding a dog being kept in unit F266. The board fined the owner of F266 \$500 for keeping a dog in the unit.**
- IV. Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$82,018 through 9/30/2009. Kane also reported an operating fund balance of \$172,820 and a replacement fund balance of \$3,589,191. The full report is available at the WCA office and website.
- V. Manager's Report.** General Manager Sutherland reported the following:
- ❑ Common utilities use for September 2009:
 - Water use averaged 92 gallons per unit per day, which is on target with the average for the prior 12 months.
 - Natural gas use was up 5.3% from September 2008 levels.
 - Electric use was down 1.5% from September 2008 levels.
 - ❑ Anchor Spa will be out of service until further notice. It appears that the upper portion of the spa will have to be demolished to repair/replace the air and water supply lines. Under building access needs to be created first before any work can be done.
 - ❑ Anchor pool remains closed while the plaster sooting process continues. It is hoped that this process will conclude in about a week.
- VI. Old Business.** None.
- VII. New Business.** The following items were presented for board review and consideration:
- ❑ **Board Resolution to Record 8 Notices of Delinquent Assessments.** Secretary Straus read the following resolution:

“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to record 8 Notices of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessors Parcel Numbers 049-1528-174, 049-1528-253, 049-1528-295, 049-1528-375, 049-1529-102 049-1529-179, 049-1528-054, 049-1529-593 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 Kane seconded, to approve the aforementioned Notices of Delinquent Assessment. The motion to approve was unanimous.
 - ❑ **2010 WCA Meeting Calendar and Deadlines.** Board and Annual Meeting dates and deadlines for 2010 was presented for approval. **Straus moved, and Kane seconded, to approve the 2010 WCA meeting calendar with one date change made for the November regular session board meeting. The motion to approve was unanimous.**
 - ❑ **Anchor Pool Glass.** Staff solicited three bids for the replacement of the 35-year-old glass windows at the Anchor Club. **Straus moved, and Weintraub seconded, to award the work to the low bidder AMA Glass in an amount not to exceed \$3,000 to be funded from the replacement fund. The motion to approve was unanimous.**

VIII. WCA Committees.

- ❑ **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that next CARS meeting would take place sometime in November to participate in a kick-off meeting with Huntsman for the design phase of the project.
- ❑ **Renewable Energy Committee.** Chair Neil Straus announced that the committee plans to meet three times a year moving forward.

IX. Statements and Requests. An owner noted for the record that the Association is celebrating its 30-year anniversary this year.

X. Upcoming Meetings

- ❑ Annual Membership Meeting – November 9, 2009
- ❑ Executive and Regular Session – November 16, 2009

XI. Meeting adjourned

- ❑ 7:14 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary