

"APPROVED" WCA BOARD OF DIRECTORS MEETING MINUTES

October 24, 2011

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Also present were General Manager Tim Sutherland, Assistant General Manager Jeff Kiel, Construction Manager Gus Ferriols, and one resident.
- II. **Reports/Announcements.**
- **Secretary's Report.** Secretary Straus reported on action taken by the Board of Directors since the September 19, 2011 Regular Session:
 - Prior to the Regular Session meeting, **the Board of Directors voted to authorize a Resolution to Record One Notice of Default and Election to Sell for APN #049-1528-596, and discussed legal issues.**
 - **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$53,150 through 9/30/2011. Kane also reported an operating fund balance of \$152,620, and a replacement fund balance of \$6,425,381. The full report is available at the WCA office.
 - **Manager's Report.** General Manager Sutherland reported the following:
 - **Common Utilities for September 2011** - Electricity use is up 1.4%; natural gas use is down - 2.6%; and water use dropped two gallons to 85 gallons per unit per day.
 - **Lighting Replacement** - Once the lighting contract is approved, the new interior lighting work should commence in "E" building no later than February 2012.
- III. **Statements and Requests.**
- Secretary Straus requested that the board express its condolences to Eleanor Dahl on the passing of long-time resident Per Dahl. Eleanor and Per have served the board on the election committee for many years. There was unanimous agreement that this sentiment be entered into the minutes.
- IV. **Consent Calendar.**
- **Items Approved by Unanimous General Consent:**
 - **September 19, 2011 Board Meeting Minutes**
- V. **Old Business.**
- **None.**
- VI. **New Business.** The following items were presented for Board review and consideration:
- **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 a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor's Parcel Number 049-1529-367, 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 Kane seconded, to approve the aforementioned Notice of Delinquent Assessment. The motion to approve was unanimous.

- **Fill Vacant Board Seat.** There is an open board seat due to the resignation of Mike Cartmell. Former board member Lubor Mrazek is available to serve out the remainder of the term. Mr. Mrazek served capably on the board from 2002 through 2008. **Straus moved, and Knight seconded, to appoint former board member Lubor Mrazek to complete the term of Mike Cartmell through November 12, 2012. The motion to approve was unanimous.**
- **Interior Lighting Bids - Overall Fire Suppression, Asbestos Abatement and Lighting Project – Request #3.** Construction Manager Gus Ferriols presented four competitive bids for the interior lighting and recommended the low bidder Gil's Electric. **Straus moved, and Knight seconded, to approve Gil's Electric, Inc. as the lighting replacement contractor for the lighting project in the common areas for a contract amount of \$1,056,976, and a budget of \$1,200 for legal fees for contract administration, and an overall project budget of \$4,734,005, which includes a 10% contingency of \$430,364, and a new line item budget of \$12,000 to patch, repair and paint 45 stairwell openings made to cross connect the fires suppression pipes. The motion to approve was unanimous.**

VII. WCA Committees.

- **Landscape Committee.** Sue Kelly requested two items: Lagoon pump and the removal of tree number #656, and \$350 for a replacement crabapple tree. **Straus moved, and Knight seconded to approve \$1,955.87 for a new lagoon pump and authorize the removal of tree #656 at 2 Anchor Drive and allocate \$350 from reserves for Crepe Myrtle as the replacement tree. The motion to approve was unanimous.**

VIII. Upcoming Meetings.

- Executive and Regular Session – November 14, 2011

IX. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary