

**Watergate Community Association
Board of Directors
January 12, 2009
Regular Session
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Mike Cartmell, Judith Choate, Murray Kane, Neil Straus, Max Weintraub and Ariane Zand. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and seven residents.
- II. **Approval of Minutes. Straus moved, and Kane seconded, to approve the December 15, 2008 Regular Session minutes. The motion to approve was unanimous.**
- III. **Secretary's Report.** The Board fined the owner of B160 \$100 for repeated noise violations and fined the owner of F341 \$100 for repeated noise violations.
- IV. **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$110,613 through 12/31/2008. Kane also reported an operating fund balance of \$86,731 and replacement fund balance of \$2,438,004. The full report is available at the WCA office and website.
- V. **Manager's Report.** General Manager Sutherland suggested that owners submitting unit modifications should attend the ACC meetings to answer any questions that may come up about their remodeling efforts. Sutherland also showed overheads of screenshots of the WCA "Master Meeting and Maintenance Calendar" and the current community poll on the Watergate website. Sutherland also reports that due to the real estate downturn and the subsequent loss of real estate ads, Hatchcover revenue is down \$400 per month. Sutherland reported that through the first six months of the current fiscal year, water, natural gas, and electric usage is slightly lower than comparative six-month period last year.
- VI. **Old Business.**
- None
- VII. **New Business.**
- Insurance Renewals.** General Manager Sutherland presented renewal quotes for the Association's general, umbrella and auto liability insurance for the period 1/23/09 through 1/23/10. **Straus moved, and Cartmell seconded, to approve the following: general liability renewal quote from Allied Group for \$74,254; the auto renewal quote from Allied Group for \$1937.00; and the umbrella liability renewal quote from Great American Insurance for \$22,835. The motion to approve was unanimous.**
- Reserve Study Update.** Staff requests \$1,500 for a three-year reserve study update. Massingham and Associates, Inc., will perform the update. **Straus moved, and Kane seconded, to approve Massingham and Associates, Inc., to perform the three-year onsite inspection and financial update to**

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the Association's reserve study for fiscal 2009/2010 in the amount of \$1,500.00 to be funded from the replacement fund. The motion to approve was unanimous.

- **Deck Replacement.** General Manager Sutherland requested funding for deck slab replacement and waterproofing work outside of unit E215. **Straus moved, and Kane seconded, to authorize to Alpha Restoration to perform the repairs for a contract amount of \$8,400 to be funded from the replacement fund. The motion to approve was unanimous.**
- **Board Resolution to Record Four 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 a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the following four properties bearing Assessors Parcel Numbers 049-1528-326, 049-1528-421, 049-1528-083, and 049-1528-141 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 Cartmell seconded, to approve the aforementioned four Notices of Delinquent Assessments. The motion to approve was unanimous.

VIII. WCA Committees.

- **Architectural Control Committee.** Chair Judi Oser presented two unit modifications for January 2009.
 - **A324** - Work involves installing additional HVAC ducting to the existing ducting that supply three rooms in the old Lathrop penthouse. Items of concern: the impact on views; roof policy regarding the future installations of skylights; and establishment of a new precedent for other top floor units wanting air conditioning for their units. **Straus moved, and Cartmell seconded, to table the modification to unit A324 until the next meeting to address the issues noted above. The motion to table this item was unanimous.**
 - **A314** - Work involves changing tub into shower and installing a new bathroom fan. **Straus moved, and Kane seconded, to approve the modifications to unit A314 pending receipt of all necessary permits. The motion to approve was unanimous.**

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- **Landscape Committee.** Chair Sam Foushee reported that the committee recommends the removal of a hedgerow near 4 Admiral entrance and also recommends removal of a dead ficus tree #153, and dying plum trees #546 and #547. **Straus moved, and Cartmell seconded to authorize removal of all three dead/dying trees recommended for removal by the Landscape committee. The motion to approve was unanimous.**

- **Common Area Renovations and Signs.** Co-Chair Judith Choate reported that the CARS committee, Tim Sutherland and Jim Ellis will conduct ninety-minute interviews with the six design firms on January 23 and 24. In addition to the interviews on January 23 and 24, the committee plans to hold meetings on January 20, February 3, and February 17.

- **Renewable Energy Committee.** Chair Straus reports that the next committee meeting is scheduled for February 21, 2009 at 7:00 p.m. at the Clipper Club.

IX. Statements and Requests. An owner asked the Board to reconsider the processing fee for family members. It was explained to the owner that the Community Rules require that all new residents be charged a processing fee when they move to Watergate and from one unit to another within the complex.

X. Upcoming Meetings

- Executive and Regular Session – February 23, 2009

XI. The meeting adjourned at 7:58 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary