

WCA BOARD OF DIRECTORS MEETING MINUTES
November 15, 2010

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:01 p.m. Directors present were Mike Cartmell, Judith Choate, Jean Goldman and Tom Knight. Murray Kane and Neil Straus were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and two residents.
- II. Approval of Minutes.** Cartmell moved, and Choate seconded, to approve the October 25, 2010 Regular Session minutes. The motion to approve was unanimous.
- III. Reports/Announcements.**
- ❑ **Secretary's Report.** President Blain reported on action taken by the Board since the October 25, 2010 Regular Session:
 - The Board met in Executive Session earlier this evening to authorize a Board Resolution to Record Three Notices of Default and Election to Sell for APN #049-1528-439, APN #049-1528-572 and APN #049-1529-504.
 - The Board discussed legal issues.
 - ❑ **Treasurer's Report.** President Blain reported a favorable operating budget variance of \$54,318 through 10/30/2010. Blain also reported an operating fund balance of \$154,003 and a replacement fund balance of \$4,876,184. The full report is available at the WCA office and website.
 - ❑ **Manager's Report.** General Manager Sutherland reported the following:
 - Water use decreased to 85 gallons per unit per day; natural gas usage decreased 11.45%; and electric usage increased .9%.
- IV. Old Business.** None.
- V. Consent Calendar.** (Routine Items)
- VI. New Business.** The following items were presented for Board review and consideration:
- ❑ **Board Resolution to Record a Notice of Delinquent Assessments.** President Blain 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 Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the property bearing Assessors Parcel Number 049-1528-551 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." Cartmell moved, and Choate seconded, to approve the aforementioned Notice of Delinquent Assessments. The motion to approve was unanimous.
 - ❑ **Huntsman Prototype Work Change Order.** Additional funds are needed for architectural services for the period May 2010 through August 2010. Services included additional design development meetings and construction administrative services for the prototype work over the spring and summer. **Cartmell moved, and Knight seconded, to approve \$22,908.50 for Huntsman Architectural Services to be funded from the replacement fund. The motion to approve was unanimous.**
 - ❑ **E-building Post Tension Cable Repair.** Repair funds are needed to repair the broken cable tendon in the E building. **Knight moved, and Goldman seconded, to approve a project budget of \$9,306 to be funded from the replacement fund. The motion to approve was unanimous.**
- VII. WCA Committees.**
- ❑ **Architectural Control.** Judi Oser reported one modification for November 2010:
 - **C530** – Remove non-bearing walls in the kitchen along with electric and cable renovations relocations throughout the unit. Bathroom and kitchen hood stove fan will also be replaced. **Cartmell moved, and Knight seconded, to approve the modifications to unit C530 pending receipt of all building permits. The motion to approve was unanimous.**

- **CARS.** Co-Chair Jean Goldman reported that the committee would meet to review the prototype wall colors and carpets Thursday, November 18, 2010 at 6:30 p.m.
- **Landscape.** Chair Sam Foushee reported that the committee is continuing their work on tree trimming guidelines as part of an overall master plan for the community.

VIII. Statements and Requests. None.

IX. Upcoming Meetings.

- Executive and Regular Session – December 13, 2010

X. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary