

WCA BOARD OF DIRECTORS MEETING MINUTES
November 16, 2009

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:03 p.m. Directors present were Judith Choate, Jean Goldman, Murray Kane and Neil Straus. Mike Cartmell and Ariane Zand were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and five residents.
- II. Motion to Change Agenda.** Straus moved, and Goldman seconded, to move the Election of Officers from New Business to the first item of business. The motion to approve the agenda change was unanimous.
- III. Election of Officers.** Straus moved, and Choate seconded, to approve the following officers: Robert C. Blain, President, Mike Cartmell, Vice-President, Murray Kane, Treasurer, and Neil Straus as Secretary. The motion to approve the slate of officers was unanimous.
- IV. Approval of Minutes.** Straus moved, and Kane seconded, to approve the October 19, 2009 Regular Session minutes. The motion to approve was unanimous.
- V. Secretary's Report.** Secretary Straus provided a quick summary of board business conducted since the October 19, 2009 Regular Session:
- The board approved a Resolution to Record Six Notices of Default and Election to Sell for APN #049-1528--253, APN #049-1529-102, APN#049-1528-295, APN#049-1528-054, APN#049-1528-375, and APN #049-1529-593.
 - The board conducted a rules violation hearing regarding unit B257. The board fined the owner \$50 for keeping a dog in the unit, \$50 for using the hallway common area electrical outlet, and \$50 for an unregistered tenant. The board also authorized a Special Individual Assessment in the amount of \$205 (for a \$25 returned check, \$150 processing fee and \$30 ID card).
 - The board imposed a Special Individual Assessment against the owner of unit A328 in the amount of \$272 for locksmith charges, and also imposed a Special Individual Assessment against the owner of C320 in the amount of \$291.96 for bathroom plumbing repairs.
- VI. Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$87,704 through 10/31/2009. Kane also reported an operating fund balance of \$149,770 and a replacement fund balance of \$3,636,910. The full report is available at the WCA office and website.
- VII. Manager's Report.** General Manager Sutherland opened his report by welcoming Jean Goldman to the board.
- Common utilities use for October 2009:
 - Water use averaged 90 gallons per unit per day, which below the 92 gallons per unit per day average for the prior 12 months.
 - Natural gas use was up 7% from October 2008 levels.
 - Electric use was down 2.7% from October 2008 levels.
 - Grounds Supervisor Matt Heebner is relocating to Omaha, Nebraska with his family. Matt's wife has accepted a job and both have family in the area.
 - Boardwalk bids are in and undergoing review. The complete project package will be ready for board review at the December 14, 2009 meeting.
 - The Clipper Club pool heater funding request will be presented to the board at the December 14, 2009 board meeting.
 - Access issues underneath the Anchor Club are slowing down the bid process for the Anchor spa rebuild project.
- VIII. Old Business.** None.

IX. New Business. The following item was presented for board review and consideration:

- **Board Resolution to Record Two (2) 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 Two (2) 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 049-1528-239, 049-1528-559 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.

X. WCA Committees.

- **Architectural Control Committee.** There were two unit modifications for November 2009:
 - **F216** – Encapsulate ceiling with ¼” sheetrock. **Straus moved, and Kane seconded, to approve the modifications to unit F216 pending receipt of proper permits. The motion to approve was unanimous.**
 - **D210** – Items requiring board approval include kitchen counter, stove vent fan and the installation of additional electrical outlets. Items in the bathroom requiring board approval include replacing the tub with a shower and bathroom vent fan. Owner submitted a modification amendment that included a structural engineers report pertaining to the planned relocation of the bathroom wall one foot into the closet to provide for a wider shower stall. Since the board did not have time to review the amendment, it was agreed that staff would review the plans and then forward to the ACC. Once the ACC members approve, a phone/email vote of the board vote will be conducted to approve the wall relocation. **Straus moved, and Choate seconded, to (1) approve the modifications to D210 as submitted on the original application pending receipt of proper permits, and (2) authorize a phone poll of the board after staff and the ACC have had an opportunity to review the application amendment. The motion to approve was unanimous.**
- **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that CARS “kick off” with Huntsman is now scheduled for December 3, 2009.

XI. Statements and Requests. None.

XII. Upcoming Meetings

- Executive and Regular Session - December 14, 2009

XIII. Meeting adjourned

- 7:34 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary