

**Watergate Community Association  
Board of Directors  
February 23, 2009  
Regular Session  
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:05 p.m. Directors present were Mike Cartmell, Judith Choate, Murray Kane, Max Weintraub and Ariane Zand. Neil Straus was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and 11 residents.
- II. **Approval of Minutes.** Kane moved, and Cartmell seconded, to approve the January 12, 2009 Regular Session minutes with one minor numerical correction. The motion to approve was unanimous.
- III. **Secretary's Report.** The Board met in Executive Session prior to tonight's meeting to approve a resolution to record 9 notices of default and election to sell for the following Assessor's Parcel Numbers: 049-1528-251, 049-1528-326, 049-1528-421, 049-1529-002, 049-1529-198, 049-1529-235, 049-1529-270, 049-1529-311, 049-1529-350.
- IV. **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$126,842 through 1/31/2009. Kane also reported an operating fund balance of \$97,837 and replacement fund balance of \$2,497,243. The full report is available at the WCA office and website.
- V. **Manager's Report.** General Manager Sutherland reported the following: Matt Heebner has been hired as the new grounds supervisor and Elizabeth Hoyt has been hired as the new resident coordinator. Water, natural gas, and electric usage are slightly lower than comparative seven-month period last year. The boardwalk wrought iron railing mock up is the favorite of residents who have left their feedback at the office. The Board will make a decision on the code railing system at the April 2009 Board meeting.
- VI. **Old Business.**
  - **A324 Unit Modification – Installation of Additional A/C Roof Ducting.** Work involves installing additional HVAC ducting to the existing ducting that supply three rooms in the old Lathrop penthouse. Items of concern discussed: 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. **Cartmell moved, and Kane seconded, to not approve the modification to unit A324. The motion to not approve the application was unanimous.**
- VII. **New Business.**

General Manager Sutherland requested Board approval of the following:

By: \_\_\_\_\_

**Watergate Community Association  
Board of Directors  
February 23, 2009  
Regular Session  
"Approved"**

- **Insurance Renewals.** Cancellation and rewrite the Association's general, umbrella and auto liability insurance from the period 1/23/09 through 1/23/10 to 3/31/2009 through 3/31/2010. This change will "sync" the Association's major liability policy end dates with our property insurance ending date of 3/31 of each year. This change may open up new markets that may be willing to write package deal. **Kane moved, and Cartmell seconded, to approve the cancellation and rewrite of Allied Group general liability and auto and Great American liability umbrella policies at no additional expense to the Association. The motion to approve was unanimous.**
  
- **Pool Safety Equipment Funding Reallocation.** Reclassify \$5948.49 from the operating fund to the replacement fund for safety pool equipment needed to comply with the Virginia Graem Baker Pool Safety Act. **Weintraub moved, and Zand seconded, to approve the funding reallocation request for the pool safety equipment. The motion to approve was unanimous.**
  
- **4 Anchor Drive Lobby Intercom Replacement.** Funds are needed for the replacement of the 4 Anchor lobby intercom. **Cartmell moved, and Zand seconded, to authorize Sound Communications to install a replacement intercom at 4 Anchor not to exceed \$3,800 to be funded from the replacement fund. The motion to approve was unanimous.**
  
- **Board Resolution to Record Two Notices 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 Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the following two properties bearing Assessors Parcel Numbers 049-1528-108, 049-1529-596 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." Kane moved, and Zand seconded, to approve the aforementioned two Notices of Delinquent Assessments. The motion to approve was unanimous.**

**VIII. WCA Committees.**

- **Architectural Control Committee.** No Report.
  
- **Landscape Committee.** Chair Sam Foushee reported that the committee recommends the removal of a shrub/tree at the north end of "A" building near A104; the removal of a declining flowering plum tree #755 near the north end of

By: \_\_\_\_\_

**Watergate Community Association  
Board of Directors  
February 23, 2009  
Regular Session  
"Approved"**

the Clipper Club; and the removal of a small volunteer redwood in front of C227/C228. Also, the committee recommends removal of an unauthorized planting bed and small fence in front of C230. **Weintraub moved, and Cartmell seconded, to authorize removal of all three dead/dying trees recommended for removal by the Landscape committee and directed staff to send a letter to the owner of C230 to remove unauthorized modifications to the common area landscaping. 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 conducted ninety-minute interviews with the five design firms on January 23 and 24. The committee recommends a design competition stipend amount of \$10,000 each to Huntsman Architectural Group and Kwan Henmi Architecture and Planning. The design competition is scheduled for Tuesday, April 28, 2009 at 6:00 p.m. in the Clipper Club. **Cartmell moved, and Kane seconded, to authorize a \$10,000 stipend to Huntsman Architectural Group and \$10,000 to Kwan Henmi Architecture and Planning for a design presentation to the Board, CARS, residents and staff on April 28, 2009 to be funded from the replacement fund. The motion to approve was unanimous.**
- **Renewable Energy Committee.** President Blain acknowledged receipt of the minutes and announced that the committee will plan for a meeting in March.

**IX. Statements and Requests.** An owner also suggested that since the community is undertaking interior renovations in the hallway, the design should take into account the possibility of adding fire suppression lines and sprinklers down the corridors.

**X. Upcoming Meetings**

- Budget and Regular Session – March 23, 2009

**XI.** The meeting adjourned at 8:11 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary