

WCA BOARD OF DIRECTORS MEETING MINUTES
February 22, 2010

- 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, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and five residents.
- II. **Approval of Minutes.** Straus moved, and Kane seconded, to approve the January 25, 2010 Regular Session minutes. The motion to approve was unanimous.
- III. **Reports.**
- ❑ **Secretary's Report.** Secretary Straus provided a quick summary of board business conducted since the January 25, 2010 Regular Session: The board met new grounds supervisor Robert Murphy, and new security director Dan Marchetti before the Regular Session.
 - ❑ **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$153,796 through 1/31/2010. Kane also reported an operating fund balance of \$188,570 and a replacement fund balance of \$4,027,068. The full report is available at the WCA office and website.
 - ❑ **Manager's Report.** General Manager Sutherland reported the following common utilities usage results for January 2010: Water use averaged 87 gallons per unit per day; natural gas use was up 1.0% from January 2009 levels; and electric use was up 1.6% from January 2009 levels. Sutherland also thanked Sam Foushee and Sue Kelly for the efforts in making the January 16, 2010 e-waste event a success. 90 residents turned in almost two tons of e-waste.
- IV. **Old Business.** None.
- V. **New Business.** The following items were presented for board review and consideration:
- ❑ **Board Resolution to Record Three (3) 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 Three (3) 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 #049-1528-174, #049-1529-179, #049-1529-254 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 Assessments. The motion to approve was unanimous.
- VI. **WCA Committees.**
- ❑ **Architectural Control Committee.** There was one unit modification for February 2010:
 - **F218 -** Work includes blowing insulation throughout the ceiling cavity of the unit. **Straus moved, and Kane seconded, to deny the modification to unit F218 because of concern for how this installation would be affected by potential water leaks in the kitchen and bathroom ceiling areas. The board requested more information for review at the March 22, 2010 board meeting. The motion to deny was unanimous.**
 - ❑ **Landscape Committee.** Chair San Foushee reports that the committee recommends removal of two severely leaning trees. **Straus moved, and Kane seconded, to authorize the removal of a mayten tree (#33) in the C building southwest patio, and removal of an acacia tree (#366) located in a small parking island between 7 and 9 Commodore. The motion to approve was unanimous.**
 - ❑ **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that the CARS committee attended the first presentation by the Huntsman Design Group on the design concepts, lighting options, and signage choices for the common area renovation project. The presentation was very successful with separate presentations by each of the three vendors – Huntsman Design Group, LumenWorks Lighting and Hutner-Descollonges Graphics. The committee gave its approval of the general direction that the design team is taking and had an opportunity to give feedback to each of the key design areas on what the committee liked and did not like, and suggestions on what the committee would like to see next.

In the coming weeks, the Huntsman team will prepare annotated drawings which they will give to construction manager Michael Williams so he can begin getting cost estimates for each of the key areas of design (paint, carpet, lighting, and signage). Huntsman will have an opportunity to review the design estimates with staff and make any revisions necessary. At the same time, Huntsman, LumenWorks and Hutner-Descollonges will narrow down the design ideas that were presented to two or three concepts for each key area. They will present their options to the CARS Committee in early April for the committee's review in preparation for presentation to the board.

- ❑ **Emergency Preparedness.** Chair Reggie Saaverdra and Tom Knight spoke of the goals of the committee. Items discussed included Red Cross and CERT Training at Watergate, monthly preparedness updates, and setting up teams and assembly areas per building.
- ❑ **Statements and Requests.** An owner spoke about the proposed new landscape and lighting assessment tax currently before the Emeryville City Council. The proposed City of Emeryville assessment property tax is reported to be a \$10 per month increase in your property tax bill. The Emeryville City Council will be meeting on this subject on March 16, 2010 at 7:00 p.m. at Emeryville City Hall. The board directed staff to place a general information notice in the lobbies and Hatchcover. Another owner spoke about portable car charging stations and the hope this technology could be perfected for use at Watergate when the power grid is verified to be able to handle such installations.

VII. Upcoming Meetings

- ❑ Budget and Regular Session – March 22, 2010

VIII. Meeting adjourned

- ❑ 8:14 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary