

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

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:06 p.m. Directors present were 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 12 residents.
- II. **Approval of Minutes.** Zand moved, and Straus seconded, to approve the February 23, 2009 Regular Session minutes. The motion to approve was unanimous.
- III. **Secretary's Report.** The Board met in a Budget Session prior to the regular meeting.
- IV. **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$146,938 through 2/28/2009. Kane also reported an operating fund balance of \$112,824 and replacement fund balance of \$2,644,198. The full report is available at the WCA office and website.
- V. **Manager's Report.** General Manager Sutherland reported on the following:
 - ❑ **Utilities** - Water, natural gas, and electric usage are slightly lower than comparative eight-month period last year.
 - ❑ **Clipper Club Use By Outside Groups** - Sutherland asked the Board if the correspondence to outside clubs regarding public use of the Clipper Club was acceptable, and if not, would the Board want this item placed for further discussion on the agenda at a future meeting. The Board was satisfied with the enforcement of the CC&Rs regarding the community area not public therefore no action was taken.
- VI. **Old Business.**
 - ❑ **Amend Previously Approved January 12, 2009 Minutes.** Correction to minutes needed to accurately reflect the date of Renewable Energy meeting of January 21, 2009. **Straus moved, and Weintraub seconded, to approve the amended minutes. The motion to approve was unanimous.**
- VII. **New Business.**

General Manager Sutherland requested Board approval of the following:

 - ❑ **Property Insurance Renewal.** Renewal of Property Insurance with CIBA for an annual premium \$249,811. Blanket coverage is \$500,000,000 with a \$10,000 deductible per occurrence. **Straus moved, and Zand seconded, to approve the CIBA renewal as quoted for the period March 31, 2009 through March 31, 2010. The motion to approve was unanimous.**

By: _____

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- ❑ **Elevator Service Contract Renewal.** Renewal of existing elevator maintenance service agreement with ThyssenKrupp Elevator with no changes in price or terms. **Straus moved, and Kane seconded, to renew the existing contract for \$4,139 per month through May 1, 2010. The motion to approve was unanimous.**

- ❑ **Anchor Club Pool and Deck Replacement.** Funds are needed for the replacement of the Anchor pool deck and repair of the Anchor pool. Director Weintraub voiced his concern that to spend this amount of money to rebuild the pool and deck area without looking into adding solar technology was unwise. **Straus moved, and Kane seconded, to approve the Anchor pool and deck rebuild with deck work awarded to Dryco Construction for a contract amount of \$72,180, and pool work awarded to Classic Pools for a contract amount of \$46,260, and an over all project budget of \$150,470 to be funded from the replacement fund. Straus, Kane and Choate voted for the motion, with Weintraub opposed and Zand abstaining. The motion was approved.**

- ❑ **Board Resolution to Record Two 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 two properties bearing Assessors Parcel Numbers 049-1528-395, 049-1529-489 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 two Notices of Delinquent Assessments. The motion to approve was unanimous.

VIII. WCA Committees.

- ❑ **Architectural Control Committee.** Chair Judi Oser reported two unit modifications for March 2009.
 - **F397** - Work requiring Board approval includes replacing countertops in kitchen and bathroom; adding a microwave, lighting, new heater and tub surround. Applicant wants to reframe pony wall in kitchen, move wall and remove post. The ACC and Board did not receive structural report for review prior to the meeting. **Zand moved, and Choate seconded, to table the modification to unit F397 until the**

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Board received the structural report with the application. The motion to table was unanimous.

- **E230** - Work requiring Board approval includes replacing stove and bathroom fan, kitchen countertop and possibly tub.
Zand moved, and Choate seconded, to approve the modification to unit E230 pending receipt of all required permits. The motion to approve was unanimous.

- ❑ **Landscape Committee.** Chair Sam Foushee reported that the committee recommends the removal of a hazardous acacia tree (#370) immediately south of 7 Commodore. The tree is leaning at a precarious angle away from the building.
Straus moved, and Weintraub seconded, to authorize removal of tree #370 as per horticulturalist Heebner's recommendation. Straus, Weintraub, Kane and Choate voted for the motion with Zand abstaining. The motion was approved.
- ❑ **Common Area Renovations and Signs.** Co-Chair Judith Choate explained that it is critical that the Association thoroughly communicates the reasons for the upcoming common area renovations (and possibly the fire suppression project) and that there are no plans for a special assessment. Director Choate also conducted an unofficial survey of CARS members about fire suppression and received many positive responses and two not in support of the project.
- ❑ **Renewable Energy Committee.** Secretary Straus discussed current solar panel technology and the briefly spoke about the solar panel presentation that can now be found on the Watergate website under the "Go Green" page.

IX. Statements and Requests. An owner suggested that the community participate in emergency certification training offered by the fire department. Sutherland explained that some of our security staff has been certified and suggested that a committee should be formed to get the word out to residents about this training. If enough residents were indeed interested, a class could be taught at the Clipper Club on weeknights and weekends. This item will be placed on the April 20, 2009 agenda for further discussion and action.

X. Upcoming Meetings

- ❑ Budget Session – April 13, 2009
- ❑ Executive and Regular Session – April 20, 2009
- ❑ Design Competition – April 28, 2009

XI. The meeting adjourned at 8:08 p.m.

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Respectfully submitted,

/s/ Neil Straus, Secretary

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