

“APPROVED” WCA BOARD OF DIRECTORS MEETING MINUTES

MAY 23, 2011

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were, Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Mike Cartmell was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and 19 residents.
- II. **Reports/Announcements.**
- Secretary’s Report.** Secretary Straus reported on action taken by the Board of Directors since the April 25, 2011 Regular Session:
 - Prior to the April 25, 2011 Regular Session meeting, **the Board of Directors authorized a Board Resolution to Record a Notice of Default and Election to Sell for APN# 049-1529-311 and conducted a rules violation hearing for the owners of D373 and F201. The Board of Directors fined the owner of D373 \$200 for refusing to comply with WCA registration requirements, and fined the owner of F201 \$500 for unauthorized unit modification work which included the attempted removal of load bearing walls within the unit.**
 - Treasurer’s Report.** Treasurer Kane reported a favorable operating budget variance of \$153,661 through 4/30/2011. Kane also reported an operating fund balance of \$180,171 and a replacement fund balance of \$5,741,518. The full report is available at the WCA office.
 - Manager’s Report.** General Manager Sutherland introduced Maurice Kaufman with the City of Emeryville. Mr. Kaufman presented detailed plans for a new sidewalk on the City of Emeryville right of way on the northern side of Powell Street from the Watergate Market all the way west to Davenport Park. The plans call for an Emery Go Round Bus stop at Admiral and Powell. The funds for this project are reported to come from the City of Emeryville’s general fund and not redevelopment. Mr. Kaufman asked for the support of the WCA Board of Directors on this project. **Straus moved, and Knight seconded, to support the proposed sidewalk and bus stop plans as presented primarily due to the positive impact the sidewalk will have on safety for pedestrians and bicyclists who traverse Powell Street. The motion to support this project was unanimous.**
- III. **Statements and Requests.**
- An owner expressed an interest in offering advocacy classes at the Clipper Club for owners losing their homes to foreclosure. Another resident asked about the plans to replace the recently removed trees in the “D” building west courtyard. Two residents spoke in support of a new sidewalk and two residents (from the same unit) spoke against the proposed sidewalk.
- IV. **Consent Calendar.**
- Items Approve by Unanimous General Consent**
 - **April 25, 2011 Board Meeting Minutes**
 - **Watergate Sales Agreement One Year Extension – No costs associated with agreement**
 - **Tennis Pro Agreement One Year Extension - \$525 per month through June 30, 2012**
 - **Identocard ID Card Software Support - \$525 annually through June 9, 2012**
- V. **Old Business.**
- None.
- VI. **New Business.** The following items were presented for Board review and consideration:
- Board Resolution to Record Three 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 Notices of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor's Parcel Number 049-1528-596, 049-1529-206 and 049-1528-025 as authorized by Civil Code Sections 1367.1 and 1367.4 if these 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.

- **Third Party Elevator Inspection Services.** Sutherland reported that since the State of California is six months behind on elevator inspections, the WCA has the option to hire a third party inspection service to inspect the elevator for \$25 less than what the state would charge. **Straus moved, and Kane seconded, to approve a contract with National Elevator Inspections services in the amount of \$200 per elevator for a total contact amount of \$5,400 to be funded from the operating fund. The motion to approve was unanimous.**

VII. WCA Committees.

- **Architectural Control.** Chair Judi Oser presented three unit modifications for May 2011:
 - **F201** – Proposed work includes the removal of one load bearing wall and one non - bearing wall. **Straus moved, and Knight seconded, to approve the modifications to unit F201 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **F219** – Proposed work includes a new tile surround for the tub area. **Straus moved, and Knight seconded, to approve the modifications to unit F219 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **C428** – Proposed work includes the installation of a new tub and tile surround. **Straus moved, and Knight seconded, to approve the modifications to unit C428 pending receipt of all necessary building permits. The motion to approve was unanimous.**
- **Landscape.** Chair Sam Foushee reported that the committee voted 3-2 to top tree #354 near the "B" pool area an additional two feet. **Straus moved, and Choate seconded, to table this item to allow for time to survey the residents in the immediate vicinity of the tree in question for input on this issue. The motion to table and survey the neighbors was unanimous.**

VIII. Upcoming Meetings.

- Executive and Regular Session – June 20, 2011

IX. Meeting adjourned at 7:58 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary