

**Watergate Community Association  
Board of Directors  
June 22, 2009  
Regular Session  
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:01 p.m. Directors present were Judith Choate, Murray Kane, Neil Straus, Max Weintraub and Ariane Zand. Also present were General Manager Tim Sutherland, Assistant General Manager Jeff Kiel and 23 residents.
  
- II. **Approval of Minutes.** Weintraub moved, and Zand seconded, to approve the May 18, 2009 Regular Session minutes. The motion to approve was unanimous.
  
- III. **Secretary's Report.** Secretary Straus reported on the Board business conducted since the May 18, 2009 Regular Session:
  - The Board met in an Executive Session for a rules violation hearing for the owners of D261, E304 and C318. The Board fined the owner of D261 \$100 for continued noise violations and fined the owner of E304 \$200 for an unregistered tenant and for multiple balcony violations and fined the owner of C318 \$500 for their resident's overall nuisance to community members and staff. The Board also banned the occupant of C318 from all recreational areas for 30 days effective June 23, 2009.
  
  - The Board discussed personnel matters and labor contracts.
  
  - The Board also approved a Resolution to Record Two Notices of Default and Election to Sell for APN #049-1529-443 and APN #049-1529-445.
  
- IV. **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$205,770 through 5/30/2009. Kane also reported an operating fund balance of \$156,274 and replacement fund balance of \$3,002,257. The full report is available at the WCA office and website.
  
- V. **Manager's Report.** General Manager Sutherland reported the following:
  - **Utilities** - Water, natural gas, and electric usage remain lower than the comparative ten-month period last year. Sutherland explained that water rates are going up 7.5% July 1, 2009 and another 7.5% July 1, 2010. He also reported that garbage rates went up 7.5% January 1, 2009 and cable television rates went up 6.7% January 1, 2009 as well.
  
  - **Assessment Survey** - Watergate has one of the lowest operating costs per unit for both small and large-scale condominiums out of five condominium complexes surveyed.
  
- VI. **Old Business.**

None.

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

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**VII. 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 a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the following four properties bearing Assessors Parcel Numbers 049 -1528-326, 049-1529-332, 049-1529-519 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 three Notices of Delinquent Assessments. The motion to approve was unanimous.**

❑ **Boardwalk/Flagpole Design Confirmation.** Request was for the Board to confirm approval for the preliminary architectural drawings for submittals to various governmental agencies for the lengthy permit and review process. **Straus moved and Zand seconded to approve the preliminary drawings as submitted by Wiss, Janney, Elstner Associations, Inc. The motion to approve was unanimous.**

❑ **Pool Furniture.** Request withdrawn to study other options.

❑ **Contract Extension Agreement with SEIU #1877.** Request to extend the current agreement on month-to-month basis until a new three-year agreement is ratified by WCA and SEIU #1877. **Straus moved, and Kane seconded, to approve the month-to-month contract extension with SEIU Local #1877 which is the bargaining unit for the Watergate maintenance, paint, grounds, recreation, custodial and one office employee. The motion to approve was unanimous.**

**VIII. WCA Committees.**

❑ **Landscape Committee.** Chair Sam Foushee reported that the committee recommends removal of two declining plum trees in the area planned for renovation at the western end of the green belt at 4 - 6 Admiral Drive. **Straus moved, and Kane seconded to authorize the removal of tree # 496 and tree # 498. The motion to approve was unanimous.** Foushee also presented a request for a new lagoon fountain pump. **Straus moved, and Zand seconded,**

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to approve \$1,500 from reserves for a Kasco floating fountain pump. The motion to approve was unanimous.

- **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that after a year of meetings, the CARS committee recommends Huntsman Architectural Groups as the design firm to work with Watergate on the common area renovations. There was a discussion about the selection process and the next steps that need to occur in the project planning. A subcommittee is working in conjunction with staff to formulate a refined scope of work for Board review and approval. **Straus moved, and Choate seconded to authorize Watergate management to enter into contract negotiations to include scope of work details, billing rates and services with Huntsman Architectural Group as the Association's first choice of a design firm for the common area renovations project. The motion to approve was unanimous.**
- **Renewable Energy Committee.** Secretary Straus announced that the committee meets every other month and the next meeting will most likely be the last week in July.

**IX. Statements and Requests.** Topics raised by residents included rules violation hearings, elevator maintenance and safety issues, dogs on the property and electric vehicle hook ups.

**X. Upcoming Meetings**

- Executive and Regular Session - July 20, 2009

**XI.** The meeting adjourned at 8:14 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary