

## WCA BOARD OF DIRECTORS MEETING MINUTES

August 23, 2010

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 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 seven residents.
- II. **Approval of Minutes.** Straus moved, and Kane seconded, to approve the July 19, 2010 Regular Session minutes. The motion to approve was unanimous.
- III. **Reports.**
  - **Secretary's Report.** Secretary Straus reported action taken by the Board since the July 19, 2010 Regular Session:
    - **The Board met in Executive Session to authorize Board Resolutions to Record Four Notices of Default and Election to Sell for Assessors Parcel Numbers 049-1528-162, 049-1529-179, 049-1529-043 and 049-1528-101.**
    - **The Board fined the owners of units D207, F326, F433 and B422 \$100 each for repeatedly refusing to keep their ID registrations current.**
    - **The Board imposed a Special Individual Assessment against the owner of unit A386 for reimbursable expenses incurred by the WCA to investigate interior wall changes made to a studio unit.**
  - **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$29,702 through 7/31/2010. Kane also reported an operating fund balance of \$209,568 and a replacement fund balance of \$4,512,320. The full report is available at the WCA office and website.
  - **Manager's Report.** General Manager Sutherland reported the following items and updates:
    - **Common Utility Use for Fiscal Year Ending July 31, 2010:** Water usage was 5.4% below prior year; natural gas usage was down 1.1% below prior year; and electric use decreased .6%.
    - **CARS and Fire Suppression Update:** Watergate walls and ceilings contain asbestos. This condition impacts the means, methods and costs of each task performed on and through these building systems. Asbestos that remains encapsulated under years of paint coating does not pose a health risk to residents, contractors or employees.
    - **Service Dogs:** Only Properly Trained and Certified Service Animal dogs with a treating physician's documentation are permitted at Watergate.
- IV. **Old Business.** None.
- V. **New Business.** The following items were presented for Board review and consideration:
  - **Board Resolution to Record Four 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 Five 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 049-1528-347, 049-1528-559, 049-1528-395, 049-1528-108 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.

- **Clipper Club Spa Filter and Pump Funding Reallocation.** Request is to reallocate the cost for a replacement pump filter and pump as directed by Alameda County Department of Environmental Health in order to comply with the Virginia Graeme Baker Pool Safety Act. **Straus moved, and Knight seconded, to authorize the reallocation of \$4,018.42 for the Clipper Club spa pump and filter replacement from the operating fund to the replacement fund. The motion to approve was unanimous.**
- **Penthouse Roof Deck Plant Load Evaluation.** At the last Board meeting, the issue of large potted trees on some penthouse decks came up. The large trees, soil and planters may stress the load capacity of the roof joists. The Board thought it was prudent to have WJE make a proposal to study the issue and make a recommendation for the size and weight allowed on the roof decks. **Straus moved, and Cartmell seconded, to approve \$1,500 for a roof load study to ensure that potted trees on penthouse decks do not stress the load capacity of the roof joists. The motion to approve was unanimous.**

**VI. WCA Committees.**

- **Architectural Control.** Judi Oser reported five unit modifications for August 2010:
  - **A324** – Replace tub with walk-in shower. **Straus moved, and Kane seconded, to approve the modifications to unit A324 pending receipt of all building permits and structural engineering reports. The motion to approve was unanimous.**
  - **D202** – Repair tub surround and dry rot if needed. **Straus moved, and Kane seconded, to approve the modifications to unit D202 pending receipt of all building permits. The motion to approve was unanimous.**
  - **D159** – Remove tub, install shower and replace sheet rock. Replace kitchen countertops. **Straus moved, and Kane seconded, to approve the modifications to unit D159 pending receipt of all building permits. The motion to approve was unanimous.**
  - **D426** – Install new tub and kitchen countertops. **Straus moved, and Knight seconded, to approve the modifications to unit D426 pending receipt of all building permits. The motion to approve was unanimous.**
  - **C530** - Repair tub surround and dry rot if needed. Install new bathroom ceiling fan if old fan cannot be repaired or replace in kind. If owner wished to remove kitchen wing walls, that modification will have to be submitted for approval at a later date. **Straus moved, and Knight seconded, to approve the modifications to unit C530 pending receipt of all building permits. The motion does not include any wall removals. The motion to approve was unanimous.**
- **CARS** - Co-Chair Jean Goldman reported that the committee plans to meet with Huntsman on September 2, 2010 to look at the wall accent color brush outs on the prototype floor located on the 3<sup>rd</sup> floor between 6 and 8 Captain Drive.

**VII. Statements and Requests.** An owner suggested that the Penthouse owners pay for the roof deck load study. Another owner commented on the November election to approve a \$95 million dollar 30 year bond (Measure J) to pay for The Emeryville Joint Use School Project.

**VIII. Upcoming Meetings.** Executive and Regular Session - September 20, 2010

**IX. Meeting adjourned at 7:51 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary