

**Watergate Community Association
Board of Directors
September 22, 2008
Regular Session
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Mike Cartmell, Murray Kane and Neil Straus. Lubor Mrazek, Max Weintraub and Ariane Zand were absent. Also present were General Manager Tim Sutherland and approximately ten (10) residents.
- II. **Approval of Minutes. Straus moved, and Kane seconded, to approve the August 18, 2008 regular session minutes. The motion to approve the minutes was unanimous.**
- III. **Secretary's Report.** Secretary Straus reported that the Board conducted a rules violation hearing with the owner of unit C318. **The Board fined the owner \$200 for multiple noise violations and issued a warning that further violations from the resident of this unit will subject the owner to additional rules violation hearings to discuss additional fines.**
- IV. **Treasurer's Report.** Treasurer Kane reported the unaudited financial results for the Association through 8/31/2008. The Association ran a favorable budget variance of \$29,987 for August 2008. The operating fund balance is \$21,572 and the replacement fund balance is \$1,812,098. The full report is available at the WCA office and website.
 - A. **Manager's Report.** General Manager Sutherland reported that fire alarm testing begins September 30th through October 8th. The practice over the prior three years of testing is for unit owners or occupants to grant access the day of the testing. If access is not provided, a minimal locksmith fee will be charged as the Association is not holding and managing unit keys for this project, which save the owners a total of \$10,000 per year in labor costs.
- V. **Old Business.**
 - None
- VI. **New Business.**
 - Sprint/Nextel Repeater Lease Agreement.** The lease agreement with Sprint/Nextel Repeater for the operation of the signal repeater located south of the Clipper Club is up for renewal. This repeater was installed at the request of the Association in 1999 and allows residents to reach security anywhere over 26 acres. **Straus moved, and Cartmell seconded, to approve the new agreement with Sprint Nextel from 9/22/08 through 9/22/09. The motion to approve was unanimous.**
 - Inspector of Elections and Election Committee Approval.** Owners and residents that worked on previous election committees have graciously volunteered to oversee and administer the 2008 Annual Meeting and election of the Board of Directors.

By: _____

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Cartmell moved, and Straus seconded, to approve Jim Golden as Inspector of Elections and Bob Hull, Sue Kelly Eleanor Dahl and Per Dahl as election committee members. The motion to approve with gratitude and appreciation was unanimous.

- ❑ **Tennis Pro Shop Roof Replacement.** The roof on the tennis pro shop is long past its useful life and needs replacement. The dry rotted observation deck will be removed to install a Duro-Last membrane roof and will not be replaced at this time. If a new observation deck were to be built on top of the new roof, building code requires the new deck to have ADA accessibility features such as accessible stairs and the addition of an elevator. Staff will calendar an investigation into possible design solutions for a new observation deck once the interior design project is underway and well in hand. **Cartmell moved, and Straus seconded, to approve a contract with State Roofing Systems, Inc. in the amount of \$5,390 and an overall project budget of \$12,520, which includes project management, dry rot, electrical, demolition and disposal costs. The motion to approve was unanimous.**

- ❑ **Main Pool Fence Replacement.** The fence height and pool gate are not to current code height of 60 inches and spacing between pickets are too wide. The fence is in need of replacement anyway because of the corrosion of the posts between soil grade and the top of the below grade concrete making repair and elimination of this deterioration impractical. The bids were received for the installation of a new black pre-coated aluminum fence and gate modifications to the main pool and B and D pools as well. **Straus moved and Cartmell seconded, to approve the contract for the fence installation with American Fence for a contract amount of \$25,576 and an overall project budget of \$40,745, which includes project management and pool gate modifications. The motion to approve was unanimous.**

VII. WCA Committees.

- ❑ **Architectural Control Committee.** Chair Judi Oser presented two (2) unit modifications for September 2008.
 - **C414** – Owner plans to install sheet rock throughout studio ceiling. **Straus moved, and Cartmell seconded, to approve the modifications to unit C414 pending receipt of all building permits. The motion to approve was unanimous.**

 - **F312** – Owner plans to install new cabinets microwave and stove vent and kitchen counter tops. Owner plans to install new cabinets and counter tops in the bathroom as well.

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Straus moved, and Cartmell seconded, to approve the modifications to unit F312 pending receipt of all building permits. The motion to approve was unanimous.

- ❑ **Landscape Committee.** No items for board consideration this month but Chair Foushee and various board members discussed geese and their bathroom habits in and around the lagoon area.
- ❑ **Finance Committee.** No report.
- ❑ **Common Area Renovations and Signs.** Co-Chair Jean Goldman reports that the request for qualifications is ready to go out to qualified firms on October 1, 2008.
- ❑ **Renewable Energy Committee.** Max Weintraub had previously recommended Charles Metcalf as a member for the committee but the board could not vote on the recommendation at the time because it was not an agenda item. A vote can now be taken, as this is an official item before the board as noted on the agenda. **Straus moved, and Cartmell seconded to approve the membership recommendation by Max Weintraub for Charles Metcalf (F268). The motion to approve was unanimous.**

VIII. Statements and Requests. An owner brought up concerns about particulate matter and raccoons on her deck. Also, the owner commented that the Association's liability carrier denied her claim for water spots from a pipe dripping on her vehicle. The owner reports she was able to remove the water spots from her vehicle.

IX. Next Regular and Executive Session of the Board

- ❑ October 20, 2008

XI. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary