

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

JUNE 18, 2015

Directors Present: Hal Aronson, President
Bob Hendricks, Vice President
Sue Welch, Treasurer
Gail Adams, Secretary
Lloyd Sauter, Member

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Ken Murray, KL Enterprises
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

INTRODUCTIONS

Ken Murray of KL Enterprises was introduced and given the opportunity to review his resume with the Board. Mr. Murray explained that he basically grew up in the building industry working with his father and then with a few contracting firms; however, he obtained his general contractor's license in 1990. After responding to several questions, Mr. Murray left the meeting.

OPEN TIME FOR OWNERS

No individual matters were brought before the Board.

FINANCIAL ISSUES

Excess Operating Income: As approved by the Board and the members at the Annual Meeting, excess operating funds of \$85,731.96 were noted on the May financial statement.

Audit Committee: The Audit Committee has scheduled a meeting for Tuesday, June 23, 2015.

Delinquent Accounts: The financial report dated May 31, 2015, showed that the account receivables totaled approximately \$16,422.

Assessment Liens: Management indicated that it might be necessary to send Impending Lien Notices to one or more accounts in arrears. If payment is not received within thirty (30) days from the date of the Impending Lien Notice, the Board will be advised to approve filing the lien.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland reported that the Buena Vista Landscape Company has inspected the entry area palms and will continue to carefully monitor their condition. It was noted there is new healthy growth so they seem to be getting acclimated to the environment.

Design Committee: Management reported that work on the prototype (Unit #506) was scheduled for completion by the end of June. The new modular tile selected is to be air freighted (extra cost of \$545) and is estimated to arrive around June 15, 2015.

Karen Oyanguren explained that, due to the modification in the scope of work (tile entry) determined in May, all general contractors were informed and requested to submit a revised proposal; however, two contractors (QualCraft and Select Builders) declined to submit for other reasons. Therefore, the proposals from White Construction and KL Murray Enterprises were revised and resubmitted. Following review, comparison and discussion of both estimates, it was moved, seconded and carried to accept the low bid from KL Enterprises in the amount of \$855,735 predicated on site visits to previous jobs and satisfactory references.

Discussion took place regarding the hallway renovation budget estimated at approximately \$1.3 million; however, that budget does **not** include a contingency, funds already spent (around \$50,000), nor the Health Club renovation cost (around \$80,000). Therefore, upon motion made, seconded and carried, the Board approved requesting a special assessment of \$1.5 million. Director Gail Adams opposed the motion.

Lloyd Sauter had submitted a brochure outline including photographs of the prototype and suggested that something similar be included along with the ballot mailed to the membership. Sue Welch offered to meet with a professional firm to obtain ideas, suggestions and cost estimates.

OTHER COMMITTEE REPORTS

L & R Committee: Gail Adams reported the following:

- The L & R office operating hours have been extended to include weekends (9 A.M. to 1 P.M.) during the summer only for the purpose of issuing photo ID cards.
- General Manager, Glen Welch, ended his employment on June 12, 2015. Pending final details, the Selection Committee is anticipating a replacement to be named by July 1, 2015.

Recreation Committee: Due to lack of funding and volunteers, the Committee is unable to proceed with plans to implement large scale activities to celebrate Coronado's 125th Anniversary.

Beach Club Committee: Therese Abboud reported that future activities planned include a cocktail party on July 18th and a fashion show on August 13th.

Safety/Enforcement Task Force: A goal to reduce reported violations by 20% was agreed upon.

NEW BUSINESS

Juvenile Activity: Karen Oyanguren reported on recent events that required contacting the Coronado Police and trespass charges being filed.

GENERAL INFORMATION

Some items of general information that were reviewed included the following:

- The goal for the City of Coronado is to reduce water consumption by 8%. Comparing water use for the same period last year shows decreased consumption this year. Last year, the highest usage was in August and December. Conservation reminders and information will continue to be circulated. Free water saving devices have been obtained from the California American Water District and are available at the building management office.
- The water storage tank failed the five-year inspection. Exterior and interior corrosion repairs to the tank were estimated at \$66,052. Cost to replace with a fiberglass tank is approximately \$100,000.

FUTURE MEETINGS

Board meetings are held at 9 A.M. on the third Thursday of the month; therefore, unless otherwise announced, upcoming meetings are scheduled for July 16, August 20 and September 17, 2015.