

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

AUGUST 20, 2015

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

Director Absent: Bob Hendricks, Vice President

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

OPEN TIME FOR OWNERS

No individual matters were brought before the Board.

FINANCIAL ISSUES

Audit Committee: The audit committee meeting was postponed until September at which time the 2016 proposed budget will be reviewed in order to make a recommendation to the Board.

Delinquent Accounts: The financial report dated July 31, 2015, showed accounts receivable totaled approximately \$10,701.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland was out of town.

Design Committee: Gail Adams explained that the initial service of Charlotte Jensen and Associates was to prepare a design concept for carpet, baseboard, thresholds, light fixtures and finishes on the doors and surrounding panels at a fee of \$6,000; however, it was subsequently determined that the impact of additional lighting should also be incorporated into the design. Accordingly, Charlotte Jensen modified the proposal for a revised design fee of \$20,000 but it did not include preparing plans, bid specifications and documents. The Board therefore requested an all-inclusive proposal and will convene a special meeting to review it.

General Contractor: Charlotte Jensen indicated the project could best be value-engineered with the assistance of a general contractor; however, after reviewing the draft "Letter of Intent" as well as the hourly consultant agreement from KL Murray Enterprises, no action was taken.

OTHER COMMITTEE REPORTS

Insurance Committee: Mike Dabbar reported that the next meeting is scheduled for October 13, 2015, to review employee benefit coverage. Upon motion duly made, seconded and carried, the Board authorized Mike Dabbar to represent El Mirador and vote to select appropriate coverage.

Beach Club Committee: The facility underwent a thorough cleaning in addition to having new appliances installed.

Safety/Enforcement Task Force: A comprehensive review and discussion of existing L and R policies, rules and regulations is in process.

L & R Committee: Gail Adams reported the following:

- An owner adamantly objects to the bus stop at the Coronado Shores exit lane. If necessary, homeowner is prepared to take legal action to have it ceased. (1780 Ave. Del Mundo).
- Upon motion made, seconded and unanimously carried, the Board appointed Gail Adams as the Association representative to the L & R Committee and to attend a "Meet & Confer" session with the homeowner.

NEW BUSINESS

Request for Reimbursement: The Board reviewed a written request for a \$5,500 reimbursement to remove/replace sections of cracked and stained marble flooring due to water damage from a cracked pipe inside the wall. The governing documents specifically state (Section 12.4): *“Water Damage Liability: Neither the Association, the Board, officers, agents and employees shall have any liability, absent willful or wanton negligence, to an owner, family member, guest, invitee or tenant for any damage to property in the Project resulting from water which may leak or flow from outside of any Unit or from any part of the buildings, or from any pipes, drains, conduits, appliances or equipment or from any other place or cause.”* Therefore, upon motion duly made, seconded and unanimously carried, the request for reimbursement for personal property damage was denied. (#204)

Bicycle Disposal: An owner submitted a written inquiry asking about the policy and procedures used for disposing of bicycles. The Board reviewed and approved the response prepared by Karen Oyanguren. (#304/305)

D & O Liability Insurance: The Board reviewed an email from Art Hopkins of Abdou Insurance Agency that outlined the D & O coverage has a limit of \$1 million for each Association in addition to the L & R Committee coverage. Defense costs are “unlimited” and separate from the \$1 million liability limit. The carrier, Liberty International Underwriters, retains the rights to assign its own legal counsel on behalf of the Association.

Legal Counsel: An updated agreement from Epsten, Grinnell & Howell was reviewed. Following discussion, it was moved, seconded and carried to execute the agreement. Director Welch opposed.

Proposed Rule Change: Upon motion duly made, seconded and carried, the Board authorized Management to consult legal counsel regarding a rule to limit parking space “leases” to owners/residents of El Mirador.

Board Training & Planning Workshop: It was generally agreed that a Board training and planning workshop will be scheduled in September.

GENERAL INFORMATION

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

- **Water Storage Tank:** Western Fire Protection is preparing the plans for submittal to the City of Coronado. Following approval, tank delivery is estimated to take six to eight weeks.
- **Water Conservation:** The City of Coronado’s goal is to reduce consumption by 8%. Free water saving devices from California American Water District are available at the building management office.
- **Dish Contract:** A 4% increase became effective on August 14, 2015.

FUTURE MEETINGS

Board meetings are held at 9 A.M. on the third Thursday of the month. Therefore, unless otherwise announced, future meetings are scheduled for September 17, October 15, and November 19, 2015.