

## Coronado Shores Condominium Association #9

### HILITES OF MEETING BOARD OF DIRECTORS

OCTOBER 15, 2015

Directors Present: Hal Aronson, President  
Bob Hendricks, Vice President (via conference call)  
Sue Welch, Treasurer  
Gail Adams, Secretary  
Lloyd Sauter, Member

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

### VIOLATION HEARINGS

Two violation hearing notices giving an opportunity to be heard regarding monetary penalties were sent but neither of the unit owners responded nor attended; therefore, the matters will be determined in Executive Session.

### OPEN TIME FOR OWNERS

An owner was in attendance regarding a previous letter he discussed with the Board at the prior meeting. He had not yet received but requested a written response. Furthermore, he presented another written request for answers to additional questions that included the process used for selecting contractors/vendors.

The Board reviewed a letter inquiring about the total cost of the corridor renovation to date. Management was directed to prepare a response.

Compliments were extended to the Beach Club Committee on its work, especially regarding group activities.

### FINANCIAL ISSUES

**Audit Committee:** The Audit Committee will meet again in November to review the proposed budget and prepare a recommendation to the Board.

**Ad Hoc Reserve Study Committee Report:** Glenn Welch reported that a meeting with three members (Laury Graves, Tony Abboud and Jim Strickland) was conducted. Mr. Welch had reviewed several inspection studies and reports prepared by JVB Consulting. The 2010 report indicated the building exterior was in good condition; however, a visual inspection of exposed drain pipes indicates there should be a more detailed investigation to verify the condition of the plumbing systems.

The committee is in the process of reviewing the condition of the reserve components and verifying cost estimates prior to meeting with the Reserve Study preparer.

The Reserve Study concluded that reserves were approximately 46% funded. Industry standards consider a fiscally healthy association to be approximately 70% funded; therefore, a motion was made, seconded and carried to have the Ad Hoc Reserve Study Committee include options to increase the reserve fund within its charter and submit a recommendation to the Board.

**Proposed 2016 Operating Budget:** Management will continue to refine the line item projections for the proposed operating budget; however, an estimated minimum increase of 3% is indicated. The increased deposit to the Reserves still needs to be determined.

**Delinquent Accounts:** The September 30, 2015, financial listed \$13,772 in accounts receivable.

### EL MIRADOR BUILDING COMMITTEE REPORTS

**Landscape Committee:** Sandy Strickland reported that the citrus trees are being treated for the white fly infestation; however, the disease is airborne and highly contagious.

The L & R Committee landscape improvement budget has been depleted for 2015; therefore, no new projects will commence until 2016.

**Design Committee:** Gail Adams reported that Charlotte Jensen had provided computerized renderings of the corridor design concept. On the 5<sup>th</sup> floor, an extra light was installed above each elevator door along with new LED rope lights in the cove ceiling of the elevator lobby.

### OTHER COMMITTEE REPORTS

**Insurance Committee:** Building representative Mike Dabbar reported that the health insurance policy renews on January 1, 2016. The committee voted to approve continuing the Sharp Health Care to include either the

“Low” or “High” option from “Alternate One”. Renewal of the current plan required about a 4% premium increase; therefore, “Alternate One” was selected that has an increased premium of about 2%. The Delta Care dental coverage premium remains the same at \$28.05 for the employee only. Upon motion made, seconded and carried, the Board ratified the action taken by Mike Dabbar to offer employees the option to select either the high or low plan.

Building managers will be required to prepare and file new Federal forms annually regarding insurance eligibility. Employees will be required to submit this form when filing their tax returns.

**Safety/Enforcement Task Force:** The Ad Hoc Committee continues to make progress on the comprehensive review and discussion of the L and R policies, rules and regulations.

**L & R Committee:** Gail Adams reported that a “meet and confer” was conducted with an owner who had submitted a directive to the L & R Committee to have the bus stop along the Coronado Shores exit lane removed.

### NEW BUSINESS

**1997 Restated and Amended Bylaws:** Management confirmed that each page of the restated and amended bylaws was compared with the original document provided by the Board Secretary and verified to be accurate. Therefore, it was moved, seconded and carried to adopt the resolution to confirm the unsigned bylaws as adopted in 1997.

**Proposed Rule Change-Electric Car Charging Stations:** Following a review of the documents prepared by legal counsel on the proposed rule change regarding electric car charging stations, it was moved, seconded and carried to publish the proposed rule change for a period of no less than 30 days for review and comment. Therefore, the Board will vote on whether to adopt the proposed rule change at its open session Board Meeting on December 17, 2015.

**Proposed Rule Change-Elections and Voting:** Following a review of the revisions to the election and voting rules adopted in December, 2013, it was moved, seconded and carried to publish the proposed rule change for a period of no less than 30 days for review and comment. Therefore, the Board will vote on whether to adopt the proposed rule change at its open session Board Meeting on December 17, 2015.

**Proposed Rule Change-Parking and Vehicles:** The Board reviewed the proposed rule changes prepared by legal counsel and authorized Management to consult the attorney for further clarification on several questions. Therefore, the matter was tabled to a future meeting.

**Rules and Regulations Review:** The Board agreed that all the current rules and regulations should be reviewed and revised, if necessary. Therefore, it was agreed that Board members would “red line” a copy and submit to Management to compile a proposed revised document.

**Employee Health Insurance:** Management reported that there was an error in the employee health insurance benefit policy adopted at the September 17, 2015, Board Meeting. To be consistent with the Sharp Health Insurance policy, employees become eligible for coverage on the first day of the month following **60 (not 90)** days of full time employment. Upon motion made, seconded and carried, the Board approved and adopted the corrected eligibility requirement.

**Board Training and Workshop:** Management will provide a proposed agenda of topics to be reviewed at the next Board meeting.

### GENERAL INFORMATION

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

- **Holiday Party:** The Holiday Party was scheduled for Friday, December 18, 2015.
- **Lobby Attendants Training Session:** Scheduled for October 16, 2015, from 2 to 3 P.M.
- **Water Storage Tank:** Plans are still being evaluated by the City of Coronado. It is anticipated the new tank may be ready for installation by the end of the year.

### FUTURE MEETINGS

Board meetings are normally held at 9 A.M. on the third Thursday of the month. Unless otherwise announced, future meetings are scheduled for November 19, 2015 and December 17, 2015.

The Holiday Party will be held on Friday, December 18, 2015, from 6 to 8 P.M. Food provided by Phil’s Barbeque will include baby back ribs and chicken; sweet baked beans and cole slaw; Caesar salad and banquet rolls; Whoopie pies and fruit cobbler with whipped cream. Beverages include beer and wine along with water and soft drinks. For planning purposes, it will be necessary to have an accurate list of attendees by December 10, 2015. A sign up list will be maintained at the front desk.