

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

NOVEMBER 15, 2015

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

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Charlotte Jensen and Lauren Zinn, Charlotte Jensen & Associates
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

VIOLATION HEARINGS

Although neither of the owners had responded to violation hearings that had been scheduled last month, it was necessary to continue the matters until this meeting due to time constraints. Following a review of the situations, it was moved, seconded and carried to impose the monetary penalties. (APN 537-690-28-09 & APN 537-690-28-68)

OPEN TIME FOR OWNERS

A copy of the written response to an owner who had posed questions at prior meetings was included in the Board packet. There were no other matters presented by those in attendance.

FINANCIAL ISSUES

Audit Committee: The Audit Committee recommended contracting with the firm of Newman & Associates to again prepare the annual financial review and tax returns. Following a review of proposals, upon motion made, seconded and unanimously carried, Newman & Associates' proposal in the amount of \$2,025 was approved.

Ad Hoc Reserve Study Committee Report: Glenn Welch submitted a written report from the committee that had been tasked to review the reserve spending requirements for the next five years (estimate totaled \$2,051,825) and provide recommendations and funding options. The committee focused on the building infrastructure, especially the kitchen and bathroom waste pipes. Immediate action was recommended to (1) replace or reline kitchen waste lines; (2) replace or reline bathroom waste lines; and (3) obtain a mechanical/plumbing engineer study to verify the condition of all waste pipes. The Reserve Study estimated a cost of \$600,000.

The Reserve Study estimated \$415,000 exterior building surfaces costs to include seal coating the exterior aggregate (\$150,000), allowance for spalling repairs (\$140,000) and exterior painting (\$125,000). It was recommended that an engineering study be conducted to validate the scope of work.

Following discussion, it was moved Lloyd Sauter, seconded by Bob Hendricks and unanimously carried to obtain engineering reports (plumbing/mechanical; structural and electrical) at a cost not to exceed \$100,000.

Proposed 2016 Budget: Pending the five-year financial plan, it was moved, seconded and unanimously carried to adopt the 2016 budget with no increase in the assessment at this time; however, the Board retains the ability to impose an increase during 2016 if deemed necessary.

File Lien: Upon motion made, seconded and carried, the Board approved filing a lien if an account is not brought current within the time noted in the Impending Lien Notice (APN 537-690-28-04).

Delinquent Accounts: The October 31, 2015, financial statement listed \$16,453 in accounts receivable.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland reported that the citrus trees will continue to be treated for the unsightly black sooty mold and white fly; however, she noted that the trees and their fruit are not harmed.

Design Committee: Charlotte Jensen and Lauren Zinn were in attendance to provide a status report and reveal computerized renderings that illustrated the major impact of additional lighting in the corridors. In addition, extra lights were installed above each elevator door and new LED rope lights were installed in the cove ceiling of the 5th floor elevator lobby to demonstrate the difference to that area. Other features include a

custom carpet design using the same material that was used in the corridors about 17 years ago. Preliminary budget estimates are approximately \$2.6 million.

OTHER COMMITTEE REPORTS

Insurance Committee: The committee will next meet in January, 2016, to review Property and Liability coverage proposals in advance of the February 1, 2016, policy renewal. Upon unanimous approval, Mike Dabbar was confirmed as the El Mirador representative.

Safety/Enforcement Task Force: Karen Oyanguren reported that the Ad Hoc Committee continues the comprehensive review and discussion of the L and R policies, rules and regulations.

L & R Committee: Gail Adams reported that a request for Alternative Dispute Resolution has been received from the homeowner(s) demanding that the bus stop along the Coronado Shores exit lane be permanently removed. Upon motion made, seconded and unanimously carried, the Board voted in favor of leaving the bus stop at the current location.

NEW BUSINESS

Rules and Regulations Review: The Board agreed to review the current rules and regulations in order to clarify and revise, if needed. All Board members will submit a "red lined" copy to Management by the end of the year so that comments can be compiled into a revised document for review.

Infinity Staffing: Notice was received that a \$2 per hour price increase becomes effective January 1, 2016, due to the California minimum wage increase from \$9 to \$10 per hour.

Proposed Holiday Schedule: Management suggested increasing the number of paid holidays from six to eight days a year for full-time employees. Upon motion made, seconded and carried, the Board approved two additional discretionary paid holidays that must be used within the calendar year by full time (minimum 32 hours per week) employees.

Board Training: The free Epstein & Grinnell legal symposium is scheduled for November 20, 2015. Another free program will be presented by Eugene Burger Management Corp. on January 14, 2016.

Mission Statement: The Board of Directors is elected by the members to maintain, protect and enhance the assets held in common by all owners.

Ethics Policy and Code of Conduct for Directors & Committee Members: Management presented a draft for review and was directed to prepare a final copy for signatures.

GENERAL INFORMATION

Items of general information reviewed included the following:

- **Proposed Rule Change-Electric Car Charging Stations:** The notice regarding a proposed rule change for use of electric car charging stations was mailed to the members. Voting on the matter will be placed on the December 17, 2015, Board meeting agenda.
- **Proposed Rule Change-Elections and Voting:** The notice containing the revised election and voting rules was mailed to the members and will be placed on the December 17, 2015, Board meeting agenda for a vote.
- **Water Storage Tank:** Following approval of the plans and obtaining a permit from the City of Coronado, the fire suppressant water storage tank will be replaced (approximately \$100,000). Cost estimates will be obtained to remove/replace the wood lattice cover as needed.

FUTURE MEETINGS

Board meetings are normally held at 9:00 A.M. on the third Thursday of the month. Unless otherwise announced, future meetings are scheduled for December 17, 2015; January 21, 2016, and February 18, 2016. The Annual Meeting of Members will be held in March, 2016.

Mark your calendars for Friday, December 18, 2015 (6:00 to 8:00 P.M.) for the Holiday Party. Gather in the lobby and sample food provided by Phil's Barbeque that includes baby back ribs and chicken, sweet baked beans and coleslaw along with Caesar salad and banquet rolls. Dessert choices are Whoopie pies and fruit cobbler with whipped cream. In addition to soft drinks and bottled water, beer and wine will be available. For planning purposes, it will be necessary to have an accurate list of attendees, so please notify the front desk by December 10, 2015.