

## **Coronado Shores Condominium Association #9**

### **HILITES OF SPECIAL MEETING BOARD OF DIRECTORS**

**JANUARY 8, 2016**

Directors Present: Bob Hendricks, Vice President  
Sue Welch, Treasurer  
Lloyd Sauter, Member (via telephone conference call)

Directors Absent: Hal Aronson, President  
Gail Adams, Secretary

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

#### **OPEN TIME FOR OWNERS**

There were no new matters presented by those who were in attendance to observe the business meeting.

#### **BOARD MEMBER RESIGNATION**

Regretfully, the Board accepted the resignation of President Hal Aronson due to illness of a family member. Upon motion duly made by Bob Hendricks, seconded by Lloyd Sauter and carried, Laury Graves was appointed to fulfill the remainder of Mr. Aronson's term that expires in March, 2016.

#### **APPOINTMENT OF OFFICERS**

Bob Hendricks moved that Sue Welch be appointed as President. The motion was seconded and carried. Sue Welch agreed to accept the office of President and will temporarily also serve as Treasurer.

#### **INSPECTION REPORT**

**Engineer Inspection Proposal:** A proposal submitted by John van Blerck, P.E. of JVB Construction Management in the amount of \$12,170 was reviewed and discussed by the Board. At the November 15, 2015, meeting, the Board approved a not-to-exceed cost of \$100,000 to obtain mechanical/plumbing, structural and electrical engineering reports.

It was noted that Mr. van Blerck has extensive experience in this field and has worked at El Mirador since 2004. His proposal includes various systems such as plumbing, concrete spalling, electrical, aluminum railings, roofing, deck coating, stucco, paint, stairways and the HVAC.

Glen Welch spoke in favor of approving this sole source proposal to provide the general conditions and cost estimates as soon as possible. Upon motion made, seconded and unanimously carried, the proposal was approved. It was understood that the proposal is considered Phase 1. Following this report, Phase 2 includes preparing bid specifications and documents to solicit bids. Phase 3, if needed, would include project management.