

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

FEBRUARY 18, 2016

Directors Present: Sue Welch, President
Bob Hendricks, Vice President
Gail Adams, Secretary
Laury Graves, Director
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.

OPEN TIME FOR OWNERS

There were no comments mentioned by those in attendance.

FINANCIAL ISSUES

Ad Hoc Reserve Study Committee Report: Chair Glenn Welch reported that the committee awaits the site inspection report along with cost estimates from civil engineer John van Blerck.

Excess Operating Funds: The December year-end financial report showed \$102,793 remaining in the operating account. As in years past, after the CPA has completed its report to reconcile the year-end financial, the members will be asked to officially vote at the annual meeting to transfer excess operating funds to the Reserves.

Delinquent Accounts: Accounts receivable totaled \$27,917 on January 31, 2016.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland reported that the entry plant materials were hit hard by recent storms. A meeting was held with the owner of Buena Vista Landscape who will prepare a report along with some recommended options.

Design Committee: Charlotte Jensen provided a status update. Plans and bid documents have been picked up by four invited bidders and a job walk is planned for Friday, February 19, 2016. Bids should be returned by Tuesday, March 15, 2016. The computerized illustrations have been transferred to an electronic photo frame for continual display to the residents.

Discussion took place regarding the purchase of the unit doors and frames. Upon motion made, seconded and unanimously carried, the Board agreed to shift that responsibility from the association and add it to the general contractor scope of work.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Sandy Strickland reported that the group is functioning well as a team and continues to focus on water conservation when selecting plants for renovation projects.

Enforcement Committee: John Dehler provided a revised "Contractor Project Access Fees" policy. The modification includes flooring and now states, "A \$200 flat fee per project will be assessed against and paid by home improvement contractors who perform: (a) renovations requiring a permit from the City of Coronado and/or (b) *all types of flooring repairs, replacements and installations.*"

L & R Committee: Gail Adams reported that the Directors and Officers insurance carrier has appointed a new attorney who is becoming acquainted with the facts in the matter. It was again noted that MTS had declined to grant the written request from the L & R Committee to remove the bus stop along the Coronado Shores exit lane.

Storm damage to the tennis courts fencing and other common areas is being evaluated and repair/replacement estimates are being obtained.

Safety/Enforcement Task Force: Karen Oyanguren reported that the Ad Hoc Committee continues the comprehensive review of the L and R internal policies and is very close to completing the task.

NEW BUSINESS

Window Washing: P & T Window Washing, newly incorporated as *Suspended Services, Inc.*, submitted a new agreement that contained a 9% increase (\$5,300 to \$5,800 per service). It was noted the service fee hasn't increased since 2012. Other proposals received ranged from \$7,500 to \$10,600 per service. Following discussion, it was agreed to inquire about including the interior cleaning of the balcony glass. Matter tabled until March meeting.

Rules and Regulations Review: The Board held a workshop on Wednesday, February 17, 2016, to review the rules and regulations at which time some minor wording clarifications were determined and the revised document will be completed in the near future.

LED Lighting Rebates: Although there was a lighting retrofit in March, 2013, to save energy, it was noted that rebates are now available to convert to LED lights. A recent inspection of the garage and stairwells resulted in a proposal of \$18,543.60 for materials that qualify for rebates totaling \$17,170 at completion. There is a five-year warranty on the bulbs. The final cost (\$1,373.60) represents the sales tax. If staff is unable to complete the project by December, there may be some additional labor expense. Upon motion made, seconded and unanimously carried, the project was approved.

Garage Gates: Proposals to sandblast and re-coat the two upper garage gates ranged from \$2,920 to \$3,400. Upon motion made, seconded and unanimously carried, the Board approved up to \$3,400 to use a two-part marine epoxy. To remove, install temporary fence, disassemble, transport, reinstall and replace small parts will be an additional cost from Somers Fence.

GENERAL INFORMATION

Meeting of Board Presidents: Sue Welch reported that the meeting of Presidents from each of the ten buildings was held on Friday, January 22, 2016, to discuss areas of common interest. It was agreed to conduct quarterly meetings to share information.

Water Tank Replacement: The La Princesa building completed its project within 11 days. Western Fire Protection expects the El Mirador tank to be ready for installation by the end of March. It will be necessary to perform around the clock (approximately 264 hours) "fire watch" inspections by dedicated personnel during this time; therefore, an additional labor expense will be incurred.

Plumbing Projects: Recent required repairs and replacements totaled \$7,200.

FUTURE MEETINGS

The March 17, 2016, Board meeting will begin at 8:30 A.M. (NOTE TIME CHANGE).

The Annual Meeting of Members will begin at 10 A.M. on Saturday, March 19, 2016. A quorum of 33 1/3% (50 ballots) is needed to conduct the meeting.