

CORONADO SHORES CONDOMINIUM ASSOCIATION #9

HILITES OF MEETINGS

THIRTY-NINTH ANNUAL MEETING OF MEMBERS - MARCH 19, 2016

INTRODUCTIONS AND QUORUM ESTABLISHED

Inspector of Elections, Anthony Abboud, confirmed that the quorum requirement of at least 33-1/3% (50) was established with 58 ballots submitted.

The homeowners in attendance (approximately 34) introduced themselves and were thanked for attending. The committee members and volunteers, along with the current Board members, were also introduced and appreciation was acknowledged by a round of applause.

Sue Welch explained that, due to family reasons, Hal Aronson found it necessary to resign from the Board and Laury Graves was appointed to complete his term that expires at this meeting. Ms. Welch requested Hal Aronson to step forward to receive gifts presented in recognition of his past years of dedicated service to the community. Those in attendance also acknowledged their appreciation with resounding applause.

ELECTION OF DIRECTORS

It was noted that the terms of two directors, Gail Adams and Laury Graves, will expire at this meeting. Directors Bob Hendricks, Lloyd Sauter and Susan Welch will continue to serve the remainder of their terms that expire in 2017.

Candidates who submitted their names to be placed on the ballot were incumbents Gail Adams and Laury Welch along with Andres Girault, John Martin and Jon Schiff.

Voting was non-cumulative. Inspector of Elections, Tony Abboud, assisted by Mike Dabbar, opened and tabulated 56 ballots; the other two were invalid due lack of identification on the outside envelope.

The two directors elected for two-year terms were later announced as Laury Graves (36) and Jon Schiff (31). Other candidates received votes as follows: Gail Adams (20), Andres Girault (11) and John Martin (8).

PRESIDENT'S REPORT

Sue Welch explained that the Reserve Study Report focused attention on the condition of components and compared estimated costs with current funding levels. Most importantly, the report specifically pointed out that the cast iron drain pipes are at the end of their useful life and current funding levels are inadequate for anticipated expenses within the next five-year period.

An Ad Hoc Reserve Study Committee was appointed to consider the report and make recommendations to the Board. Committee chairman Glenn Welch was introduced and gave an overview of the actions and recommendations made by the committee (Laury Graves, Jim Strickland, Mike Dabbar and Tony Abboud). Glenn Welch introduced civil engineer John Van Blerck of JVB Consulting, Inc., who has worked at El Mirador from time to time since 2004 and had been hired by the Board to provide a more in depth review and report of the building components. Mr. Van Blerck explained that cast iron pipe has a life expectancy of about 40 years and that it is now necessary to replace the kitchen and bathroom drain pipes.

HALLWAY RENOVATION PROJECT

Designer Charlotte Jensen was introduced and she explained that one reason provided by many members who did not approve the previous design as shown on the 5th floor was due to a preference for a more "beachy" design. Furthermore, additional lighting was a critical element that has been included in the new design. An electronic photo album with two different renderings is on display in the lobby. Proposals have been requested but no implementation timeframe has been established.

FINANCIAL ISSUES

Attendees received the February, 2016, balance sheet and budget comparison. Total cash in checking and reserve accounts was approximately \$1,805,264. The 2015 annual financial report prepared by an independent CPA will be mailed to the members in the near future.

Upon a motion made, seconded and carried, the members approved that any excess/deficit of operating funds would be allocated into or deducted from the Reserves at year-end. It was estimated that there is approximately \$100,000 to be allocated into reserves.

OTHER BUSINESS AND OPEN DISCUSSION

The Board and staff were complimented and thanked for a job well done. Other questions and issues of concern included a request that the garage exits be opened automatically; a request to impose term limits for Board members; a concern about the noise transfer of units with hard surface flooring; and a question about the water quality and condition of the copper pipes.

LOTTERY DRAWING FOR USE OF COMMON AREA PARKING SPACES

Bob Hendricks announced that the supply and demand for the use of five (5) common area single parking spaces (\$1,000 each) and one tandem space (\$1,600) had been satisfied with no need for the lottery drawing. Therefore, assignments were made as follows:

- Space #1 - Zacharias #402
- Space #2 - Epperson #406
- Space #3 - Zahn #1504
- Space #7 - Mahoney #603
- Space #8 - Domenzain #1102
- Tandem Spaces 82 & 82T - Judd #102

The use term is from April 1, 2016, through March 31, 2017. The five single spaces are also equipped as electric car charging stations and may be subject to being re-assigned.

ORGANIZATIONAL BOARD OF DIRECTORS MEETING - MARCH 19, 2016

ELECTION OF OFFICERS

The Board unanimously agreed that the following directors would serve in the position as indicated following their name:

- | | |
|----------------------|----------------------------|
| Sue Welch | - President |
| John "Bob" Hendricks | - Vice President |
| Jon Schiff | - Secretary |
| Laury Graves | - Treasurer |
| Lloyd Sauter | - Director/Member at Large |

Following some discussion, it was moved, seconded and unanimously carried to appoint Jon Schiff as the building representative to the Landscape and Recreation Committee with every Board member listed as an alternate. Furthermore, a formal Resolution was approved and will be submitted as soon as possible.

MEETING SCHEDULE

It was agreed that the Board will continue to meet monthly on the third Thursday at 9:00 A.M. in the Meeting Room; therefore, future meeting dates are:

- | | |
|----------------|--------------------|
| April 21, 2016 | August 18, 2016 |
| May 19, 2016 | September 15, 2016 |
| June 16, 2016 | October 20, 2016 |
| July 21, 2016 | November 17, 2016 |

SPECIAL BOARD OF DIRECTORS MEETING - MARCH 30, 2016

- Directors Present: Sue Welch, President
Laury Graves, Treasurer
Bob Hendricks, Vice President (via telephone conference call)
Jon Schiff, Secretary
- Director Absent: Lloyd Sauter, Member
- Also Present: Interested Owners (sign-in sheet attached to original minutes)
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

OPEN TIME FOR OWNERS

An owner expressed concern about water safety due to copper and other metals causing “rust” within the potable water system. She presented supporting documents along with water samples taken from toilet tanks that contain “dirt-looking” sediment particles. She indicated that other buildings have experienced the same issue and are resolving it by replacing fittings and valves. (Manning/Frances - #107)

NU FLOW – EPOXY LINING PROCESS

Glenn Welch reported on a meeting held with Jeremy Anding, account manager at Nu Flow Technologies. Discussion included questions about the timeframe of the process and the costs to repair any interior damage within the units. Based on price ranges provided by Jeremy Anding, the Nu Flow process to line all plumbing pipe stacks (about 70) would be approximately \$1.8 million. Therefore, Mr. Welch recommended that the Board increase the previously approved special assessment request from \$1.5 million to \$1.8 million to be paid at one time although payment plans could be made available on a case-by-case basis.

Upon motion made, seconded and carried, the Board approved the recommendation and will review the ballot prior to it being mailed to the members.

APPOINT DESIGN COMMITTEE – REVIEW PROPOSALS

Glen Welch spoke with Charlotte Jensen regarding the need to meet and review the three proposals submitted for the hallway renovation project. Within the bid documents approved by the Board, a contractor was to be selected who would work with the Board going forward to value engineer the project prior to finalizing the design and construction specifications.

Both Glenn Welch and Jon Schiff volunteered for this task. A third member will be named at a later date. Upon motion made, seconded and carried, Glenn Welch and Jon Schiff were appointed by the Board to serve as the Design Committee along with another member to be named later.*

* Subsequent to this meeting, Jim Strickland volunteered and was appointed.