

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

JUNE 16, 2016

Directors Present: Sue Welch, President
Bob Hendricks, Vice President
Laury Graves, Treasurer
Lloyd Sauter, Director

Director Absent: Jon Schiff, Secretary

Also Present: John van Blerck, JVB Construction Mgt., Inc.
Interested Owners (sign-in sheet attached to original minutes)
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

OPEN TIME FOR OWNERS

Recognition of Volunteer: President Sue Welch acknowledged Gail Adams and presented her with a token of appreciation for her many years of dedicated service to the community.

SPECIAL ASSESSMENT BALLOT

Establish a Quorum: Inspector of Elections, Tony Abboud, confirmed that a quorum of 75 ballots had been achieved and, therefore, began to open and tally them with the assistance of Mike Dabbar.

Results of Vote: It was later announced that the request for a special assessment of \$1.8 million to resolve plumbing issues was approved with a vote of **56 in favor** and **19 opposed**. The assessment is due and payable on September 1, 2016; however, if there is a need, owners may submit a written special request for a reasonable payment plan to the Board for consideration.

FINANCIAL ISSUES

Reallocation of Funds: The fund transfers listed below that were approved by the Board will be reflected on the June financial statement:

- * \$102,793.40: transfer from 2015 excess operating funds to the Fire/Safety Reserve (8046000) to offset the grand total of about \$111,000 for all the expenses related to the water storage tank replacement.
- * \$7,776.97: transfer from Building Reserve into Lighting/Electrical (8160000) Reserve to offset <\$5,002>.
- * \$10,000: transfer from Misc. Reserve (8116000) into Landscape/Irrigation (8062000) Reserve to offset <\$6,852>.

Delinquent Accounts: Accounts receivable totaled \$12,257.36 on May 31, 2016.

EL MIRADOR BUILDING COMMITTEE REPORTS

Audit Committee: The committee will hold a meeting on June 22, 2016, to discuss formation of a "Finance Committee" by combining duties of the Reserve Study and Audit Committees as approved by the Board.

Landscape Committee: Sandy Strickland reported that the committee continues to work with Buena Vista Landscaping regarding the plant materials for the entry area (approximately \$3,500).

Architectural Review Committee: The members will meet in the near future to review existing guidelines and consider making recommendations to the Board for modifications, if needed.

Hallway Renovation Committee: Previously known as the Bid Review Committee chaired by Glenn Welch, the committee will work with White Construction and designer Charlotte Jensen to further value engineer the plans. A meeting is tentatively planned for late summer or early September.

Ad Hoc “Bulk TV” Committee: Chair Bob Hendricks, along with Mike Dabbar, Hal Aronson and Jon Schiff, will schedule a meeting to outline potential negotiation points. The current DISH contract expires April 1, 2017.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Sandy Strickland reported that the areas around the El Mirador building will be inspected in July. Concerns or requests should be submitted to Ms. Strickland.

L & R Committee: Laury Graves will represent El Mirador at the June meeting.

NEW BUSINESS

Roof Pipe Insulation: Management reported that two additional pipes behind the cooling tower need to be insulated but were inadvertently overlooked on the initial proposals. The pipes are larger in diameter but shorter in length; however, a price estimate has not yet been received. Therefore, upon motion made, seconded and carried, the Board approved an amount not to exceed \$3,000 to have the two remaining pipes insulated by Landmark Mechanical as the sole source based upon previous estimates. Cost to be expensed from the Plumbing/Mechanical Reserve.

Engineer Consultant Report: John van Blerck of JVB Construction Management, Inc. was in attendance and presented copies of the scope of work and bid documents for both pipe replacement as well as the epoxy lining process to the Board for review. Also included with the request for proposals is a cost to reduce the amount of brown coloring due to oxidation in potable water by replacing rusting steel components and any other measures necessary. Job walks will be conducted with bidders on June 30, 2016, with proposals due to JVB by July 21, 2016. Therefore, the Board of Directors scheduled a special meeting to be held on July 28, 2016, at 9:00 A.M. with John van Blerck to review his bid analysis comparing pricing as well as the advantages and disadvantages on the different work scopes and contractors. Consultant costs of \$7,905 to be expensed from the Mechanical/Plumbing Reserve.

Pending Projects: Discussion took place regarding other priority maintenance and repair projects such as (a) aluminum hand railings that have peeling/bubbling finishes; (b) concrete spalling repairs and (c) exterior painting. Upon motion made, seconded and carried, the Board approved the proposal from JVB Construction Management in the amount of \$8,725 to prepare bid specifications and scope of work and submit requests for proposals to contractors, perform job walks, and prepare a bid analysis and recommendations to review with Board members.

GENERAL INFORMATION

Electric Car Charging Stations: NRG EVgo is unable to fulfill its agreement; however, “ChargePoint” has submitted an offer to provide chargers and two years of network service with a warranty. An application has been submitted and more details will be provided when available.

FUTURE MEETINGS

Unless otherwise noted, the regular Board meetings begin at 9:00 A.M. on the third Thursday of each month. Therefore, future meetings are tentatively scheduled as follows: July 21, August 18, September 15, October 20, November 17 and December 15, 2016.