

## Coronado Shores Condominium Association #9

### HILITES OF MEETING BOARD OF DIRECTORS

FEBRUARY 16, 2017

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

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

#### OPEN TIME FOR OWNERS

Various questions regarding the pipe replacement project were reviewed.

#### EXECUTIVE SESSION

At the Executive Session held on January 19, 2017, matters were discussed with legal counsel regarding another court hearing scheduled for January 27, 2017, on the motion to have the Judge reconsider the Temporary Restraining Order due to new information about asbestos abatement.

In addition, Sue Welch and Jon Schiff were authorized to represent the Board at a mediation meeting on February 3, 2017. The Board also authorized the attendance of John van Blerck of JVB.

#### FINANCIAL ISSUES

**Investment Recommendations:** Dave Lynn of Morgan Stanley Smith Barney presented recommendations regarding the laddering of CD's in both the Special Assessment and the regular Reserve accounts. Upon motion made, seconded and carried, the Board approved investing \$100,000 from the regular Reserve account into a three-year CD at 1.75% and investing \$200,000 from the Special Assessment account into a three-month CD at .70%.

**Financial Review and Tax Returns:** It is anticipated that the year-end annual report and tax returns being prepared by Newman and Associates, Inc. will be completed soon.

#### EL MIRADOR BUILDING COMMITTEE REPORTS

**Finance Committee:** Laury Graves and Wayne Milletta had met to review the January financial report and to agree on the investment recommendations as previously reported.

**Architectural Review:** Hal Aronson was absent; there was nothing new to report.

**Ad Hoc "Bulk TV" Service:** Bob Hendricks reported that DISH has completed the conversion and installation of the "Hopper" and "Joey" along with internet for the units. Unless other services are involved, Individual billing accounts will be cancelled by DISH as they are transferred to the association bulk account.

**Landscape:** Sandy Strickland reported that plant materials at the entry will be replaced as needed.

**Hallway Renovation:** it was noted that sections of hallway wallpaper will need to be removed/reapplied in some areas to allow the pipe replacement.

#### L & R COMMITTEE REPORTS

**Landscape:** Sandy Strickland reported that the new General Manager, Jerry McDonald, has expressed interest in making landscape and curb appeal improvements throughout the community.

**L & R and Facilities Committees:** Some other priority issues include: replacement of the lagoon since it cannot be repaired; replacement of ten outdated/non-functional surveillance cameras; conversion of lights to LED; repair to section of walkway near El Camino; repair of tennis court windscreens; and attend to the deteriorated, non-functional outside elevator at the health club.

**Beach Club:** Therese Abboud submitted a written report of the February 14, 2017 meeting.

**Enforcement:** John Dehler submitted a written report. Items noted included a major expense of \$36,000 in 2016 to reseal the roadways. On-going projects include cleaning, repairing and resealing the pavers as well as obtaining estimates to inspect the 45-50 year old storm drain system.

### **OTHER BUSINESS**

**Pipe Replacement Project:** John van Blerck reported the following:

- After more weeks of delay, the City of Coronado has agreed to allow the pipes to be replaced “as is”; thereby avoiding the need to install “yoke vents”.
- It was necessary to obtain a new sub-contractor as Delta Plumbing filed Chapter 11 bankruptcy. Therefore, AV Builders selected Joe Merrifield Construction, Inc. as sub-contractor.
- AV Builder started work on Unit #504 because it had been gutted during the remodeling process and work has been held up waiting for the pipe replacement. Following that, Unit #904, also under reconstruction, will have pipes replaced.
- Rather than move materials up the outside of the building, it was determined that small quantities of materials will be carried up using the elevator.
- Bathroom water shut-offs will be coordinated with the residents of units within each stack as work progresses. Water damage can be avoided only with the cooperation of residents.
- Results of pipe replacement are predictable with a life of 40 or more years.

### **NEW BUSINESS**

**Garage Entry Shelves:** Four shelves at the garage entry doors need to be reinforced with heavy duty brackets and have the laminate replaced. Upon motion made, seconded and carried, a cost not to exceed \$2,000 from West-World was approved.

**Mixed Metal Valves:** Water samples were taken from three locations and submitted to a lab for analysis. The results determined that the drinking water quality is fine; however, bids to replace one of the mixed metal valves will be obtained with the goal being to reduce discoloration of the potable water due to oxidation. However, the valve replacement may not resolve the issue of sediment.

**Next Board Meeting:** The next regularly scheduled Board meeting will be held on Thursday, March 16, 2017, **beginning an hour earlier (8:00 A.M.)** in order to allow the Building Manager to attend a two-day professional educational program.

**Annual Meeting of Members:** The 40<sup>th</sup> Annual Meeting of Members is scheduled for Saturday, March 18, 2017, beginning at 10:00 A.M. in the lobby. The parking space drawing will be conducted at the annual meeting.

**Parking Space Lottery:** Five single and one tandem common area parking space will be placed into the annual lottery drawing. Cost for a single space is \$1,000; the tandem space is \$1,600.