

**Coronado Shores Condominium Association No. 10  
"La Princesa Tower"**

**Minutes <> October 20, 2017**

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, October 20, 2017 in the General Manager's office of La Princesa Tower.

- I. The meeting was called to order at 10:30 am.
- II. Those present:       Andrew Brunhart, President  
                              Ron Leeds, Vice-President  
                              Thomas Vince, Treasurer  
                              Kathryn Grosnoff, Secretary  
                              Jan Zobrist, Director  
                              Bill Lawrence, General Manager

Additionally, 7 residents

III. Oral and Written Communication:

Oral Communication:

There was a request for information regarding the plan to fix frozen valves.  
The date of the building's holiday party is December 15, 2017.  
Information was requested on the storage and delivery of packages to residents.  
Maintenance staffing was questioned.  
The cleanliness of the garbage and trash rooms was questioned.  
There was a request to agenize for discussion the role of employees performing resident requests.  
Minutes and financials will be available to residents on line as soon as our system is up and running.

IV. Minutes of Previous Meetings

The minutes of the following meetings were presented for approval:

August 18, 2017, Regular Meeting

On a motion by Mr. Leeds, and a second by Mrs. Zobrist,

The minutes were approved unanimously.

September 22, 2017, Regular Meeting

On a motion by Mrs. Zobrist, and a second by Mr. Leeds,  
the minutes were approved unanimously.

September 29, 2017, Special Meeting

On a motion by Mr. Leeds, and a second by Mr. Vince,  
the minutes were approved as corrected.

October 6, 2017, Special Meeting

On a motion by Mr. Leeds, and a second by Mr. Vince,  
the minutes were approved as corrected.

**V. Report from Pipe Trades**

Steve Kakacek and assistant of Pipe Trades, presented an over-view on the status of their work on the building's plumbing.

**VI. August 2017 Financial Report**

Mr. Lawrence gave the financial report. For September, operating revenues were favorable to budget in the amount of \$375. Expenditures were negative to budget due to the cost of electricity and water, staff compensation, and building maintenance. Two of four bank accounts were closed, with the proceeds deposited into the remaining two accounts. There will be a correction to the amounts stated as transfers in the next financial report.

Mr. Lawrence gave a snapshot of September as follows:

Total assets	\$677,429
Major repair & replacement obligation	\$431,794
Total liabilities & member's equity	\$677,429
Accounts receivable	\$43,396

Disclosure was made on delinquencies. The auction of a La Princesa property will be held on November 15. The board requested a return of the delinquency sheet in the monthly board packet.

Mr. Vince made a motion to accept the September financials as corrected. The second was by Mr. Leeds. The motion passed unanimously.

**VI. Architectural Committee Report**

Mr. Brunhart reported that we have two full remodels in progress, leaving room for one full remodel. There are two proposed partial remodels, which if passed would satisfy the limit of two partial remodels.

**VII. Beach Club Report. Mrs. Grosnoff gave the report**

"Elvis Night at the Shores" was a success, turning a profit of \$2,490 with the highest one day bar sales ever recorded. Beach Club renovation will have a short term, 2 to 3 years aspect, and a long term, 5 year goal. Several residents requested input into this matter, and will be notified of the next Beach Club committee meeting.

The Halloween Party is scheduled for Friday, October 27, from 7:00 to 9:30 PM.

Finances were positive for the month of September in the amount of \$949.

The New Year's Eve Party will be catered, and have music by Bob Allen. The event will run from 7:30 PM to 12:30 AM at a cost of \$125 per person.

A masked party for Mardi Gras is being planned for February 9.

**VIII. Landscape & Recreation Committee Report. Mrs. Grosnoff gave the report**  
Oral communication included four speakers in favor of a saline well water approach to the lagoon project.

Violations for September were at a minimum with LaPrincesa having no citations.

The complex general manager will provide an assessment of community hazards and ADA compliance issues at the next L&R meeting. A resident requested that the ramp in front of the entrance of La Princesa be looked into.

The recreation committee is promoting "Antiques, Treasures & White Elephants" to be held in the Beach Club on November 4 from noon to 4:00 PM. The Father's Joe's community wide pick-up will be on December 2.

The insurance committee reported on options being offered for the next contract period. The BOD will select the options that La Princesa will fund for the next insurable period at their next meeting.

**IX. Garage Enforcement Ad Hoc Committee**

Mr. Leeds and Mr. Vince reported that the same offenders remain. The progress made has been negated by owner's reoffending. A legal opinion was presented that the building has ownership of the spaces, and therefore may control the usage.

The lottery space being held to use for additional storage space in the garage is no longer under consideration for this purpose. A motion was made by Mr. Leeds, and seconded by Mrs. Zobrist, to offer this space to the next lottery winner on record for a six month period at the cost of \$500. The motion was passed unanimously.

**X. Direct TV proposal and agreement**

Mr. Brunhart addressed the proposal from Direct TV, noting that if passed, installation would begin on December 4. Owners may individually choose from a variety of options available.

A motion was made by Mrs. Zobrist, and seconded by Mrs. Grosnoff, to approve the CSS proposed agreement and provide Spectrum with their required termination notice. The vote to approve was unanimous.

**XI. Architectural request applications**

Mr. Brunhart reviewed a request from Unit 1104 to install a storage unit in parking space #142. It was noted that this proposal was not in compliance with building rules, and that these rules and other possibilities be given to the owner. A motion was made by Mr. Leeds, and seconded by Mrs. Zobrist, to deny the request of the owner of Unit 1104 to construct this storage in parking space #142. The motion was passed unanimously.

Mr. Brunhart presented the request and plans from the owners of unit 404 for a partial remodel. Mrs. Zobrist, with a second by Mr. Leeds, made a motion to accept the plans as presented. The motion passed unanimously.

**XII. Pipe Trades Proposal – condenser water zone valve replacement**

After examination of this proposal, Mr. Vince made a motion, with a second by Mrs. Zobrist, to replace 22 main zone condenser water main isolation valves at a cost of \$23,654.14 as a reserve expense. The motion to approve was unanimous.

**XIII. Exigent Repairs**

The BOD discussed the need for granting additional authorization to the General Manager for exigent repairs. A motion was made by Mr. Brunhart, and seconded by Mrs. Grosnoff, to authorize the GM to approve exigent repairs NTE \$5,000. After discussion, the motion was changed by Mr. Brunhart and Mrs. Grosnoff to move that the GM should be authorized to approve exigent repairs NTE \$10,000, until the next regular board meeting. The motion as changed was approved unanimously.

Mrs. Zobrist exits the meeting

#### XIV. Bylaws and CC&Rs

In order to update the association's bylaws and CC&Rs, the BOD was presented with proposals from three law firms. Following discussion, Mr. Leeds moved, with a second by Mr. Vince, that the proposal from Green Bryant & French to rewrite the CC&Rs and bylaws for \$6,000 be approved as a 2018 operating expenditure. The motion to approve was passed 4 to 0.

After further discussion, Mr. Brunhart, with a second by Mr. Leeds, made a motion to specify the Mr. Jeffry French be the representative of Green Bryant & French to handle this contract. The motion to approve was passed 4 to 0.

#### XV. Request for expenditure

The GM made a request that the BOD consider the expenditure for leasing a copier at the cost of \$260 monthly. The GM was tasked with providing the details of this proposal, including servicing, lease term, and ink supply for the next meeting.

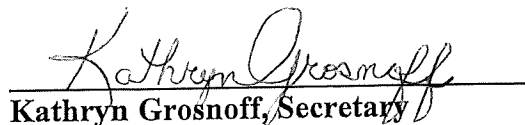
**DATE OF NEXT MEETING:** The next meeting will be a special meeting to be held in the GM's office on October 27, 2017, 1:00 PM.

The meeting adjourned at 1:23 PM.



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Andrew Brunhart, President



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Kathryn Grosnoff, Secretary