

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**March 17, 2017**

The Meeting of the Board was called to order at 9:30 am in the Manager's office.

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Brian Shook and Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and one homeowner (Bruce Mackie Unit 207).

**Minutes of previous meeting:** MOTION by Richard Ramsey, 2<sup>nd</sup> by Brent Yoder to approve the minutes of the February 17, 2017 Board of Director's meeting. APPROVED by a 5-0 vote.

**Financial Report:** The February 2017 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account was \$10,694 positive to budget for the year. For expense categories, ADMIN expenses were \$1,435 under budget, BUILDING expenses were \$328 over budget, COMPLEX (L&R) expenses were \$3,273 under budget, PAYROLL expenses were \$4,958 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$1,454 over budget.

The Reserve Account report for February 2017 was also provided. The Reserve Fund balance for Feb. 28, 2017 was \$451,860. Anticipated expenses for 2017 include elevator repairs (\$35,000), various motors and pumps (\$2,000), exterior building spall repairs (\$20,000), Fire engine & pump (\$70,000) and other possible items (\$20,000).

Sharon Lapid requested funds for preliminary design efforts that support the El Encanto Design Group's common area renovation study. MOTION by Sharon Lapid to approve up to \$10,000 in Reserve Fund expenditures for design efforts by up to two designers. 2<sup>nd</sup> by Brent Yoder. Vote 5-0 in favor, the motions passes.

The Manager noted that the review of the Reserve Study (the document that details all Association major equipment) is not yet complete. The Board reviewed many of these components asked that the item be on the agenda for the next meeting.

### **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 77 for March.

We experienced no emergencies or water leaks since our last meeting.

Staff responded to 17 resident work requests, replaced heat pump hoses in 5 Units and completed the adjustment or replacement of Unit door brushes. They painted the lower lobby ceiling, entry canopy ceiling, entry pool edges, entry curb, the lower level garage large storage cabinets and some of the lower garage walls.

Contractors installed new controls for our heat pump boiler and cleaned carpets on floors 2, 6, 7, 121, 12 and 15.

Contractors completed the work to remove the top rail of the wind break at Unit 108.

The landscaping at the front of our building was looked at. L&R monies are about spent as only relocation of some plants and ground mulch can be added. Specific areas were noted and will be passed along to the L&R landscape contractor by the Manager.

Our Unit remodel season is underway. We currently have three unit completed: 1606, 1604 and 305; one in work: 1105.

We had no violations of Building rules.

We did receive 2 complaints from residents smelling marijuana smoke. There was no evidence that anyone was smoking in the common areas and no Association rules appear to be violated.

## **Committee Reports**

**Due to staff schedule conflicts the normal L&R meeting week was pushed off until next week.**

L&R No report.

Facilities No report.

Landscape Brent Yoder and the Manager reviewed work to the front of our building. Dead or aged-out plants and trees have been removed and some plants have been added. The Board desires L&R to add mulch to the front island, a few more plants, ground cover and mulch on the side areas.

Beach Club No report.

Recreation No report.

Insurance The Manager reported that this Committee met on March 14<sup>th</sup> and selected Wateridge Insurance Services to be our workers compensation policy provider for 2017-2018. Rates will be somewhat lower (\$1,120) than last year due to our low on-the-job injury rating.

Enforcement no report.

Community Alliance Sharon Lapid noted this Committee met with the City to request pedestrian crossing at Highway 75 to be only on the south side to minimize potential accidents from drivers turning north on 75 from the Shores.

El Encanto Design Committee Sharon Lapid reported this Committee has met with 2 Designers so far and plan to meet with a third next week. They are looking at common area updates and ways to improve package storage and control. The goal is to have a clean and light “look” for the common areas with a coastal design.

## **Unfinished Business**

Building package control procedures and policies. Sharon Lapid and the Manager have evaluated other locations for package storage and the process of how packages are received and held by the staff. Short term solution for storage will be the removal of the plastic “pigeon holds” in the mail room (as they are seldom used) and the addition of large shelving. The building’s Design Committee is evaluating long term solutions. This item will be removed from the agenda.

Remodel Rules review. The Manager provided specific potential rule language concerning the use of paints and varnishes for the Board to consider. After discussion it was felt that the current rules are adequate but asked the Manager to speak to this issue with each remodel contractor in the future. This item will be removed from the agenda.

## **New Business**

There was no new business.

## **Homeowner Comments:**

There were no comments from the owners.

The next Board of Directors meeting will be Friday, May 19, 2017 at 9:30 am.

There being no further business, the meeting was adjourned at 10:45 AM.

**Coronado Shores Condominium Association #8 – El Encanto  
Executive Meeting of the Board of Directors  
DRAFT MINUTES  
February 17, 2017**

The Executive Meeting of the Board was called to order at 10:45 am in the Manager’s office.

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Lisa Portnoff and Brian Shook attended via teleconference. Also attending: Manager Alan Aegerter.

An owner is currently past 90 days on their HOA dues. Our attorney has received full payment and the account is now current.

There being no further business, the executive meeting was adjourned at 10:52 AM.