

## Coronado Shores Condominium Association #9

### HILITES OF MEETING BOARD OF DIRECTORS

OCTOBER 16, 2014

Directors Present: Hal Aronson, President  
Gail Adams, Secretary  
Sue Welch, Treasurer  
Lloyd Sauter, Member  
Bob Hendricks, Vice President

Also Present: Interested Owners (sign-in sheet attached to original minutes)  
Karen Oyanguren, General Manager, EBMC

#### OPEN TIME FOR OWNERS

It was announced that Mayor Casey Tanaka will moderate a candidate forum to be held at the Beach Club on Tuesday, October 21, 2014, at 7:00 P.M. Food will be served and all voters are encouraged to attend.

Two owners in attendance expressed their disappointment regarding the departure of long time employee, Jose Navarro. The Board explained that the Bylaws delegate authority to the Board to make personnel decisions that are legally required to remain confidential.

#### FINANCIAL ISSUES

**Proposed 2015 Budget:** Management submitted a proposed 2015 budget that included a 3.5% assessment increase. Following review by the Audit Committee, an amended proposed budget that included a 2% assessment increase was recommended. Upon motion made, seconded and carried, the Board approved the 2% assessment increase in 2015 with Director Aronson opposed. At the next meeting, the Board will review and discuss the line items of the 2015 budget. The approved 2015 budget packet must be mailed to the members thirty days in advance of January 1, 2015.

**Delinquent Accounts:** As of September 30, 2014, the receivables totaled \$4,690.40. If needed, a status report on collection matters will be discussed in Executive Session.

#### EL MIRADOR BUILDING COMMITTEE REPORTS

**Landscape Committee:** Sandy Strickland reported that there has been a very positive response to the entrance renovation. Buena Vista Landscaping has indicated Friday for weekly maintenance.

**Audit Committee:** Anne Hendricks reported that, after reviewing three proposals, references are being obtained from two CPA firms and that the Committee will make a recommendation to the Board at the November meeting. Upon motion made, seconded and carried, the Board unanimously authorized the Audit Committee to select an independent third party CPA firm to prepare the annual financial review and tax returns.

**Design Committee:** Gail Adams reported that Design Committee members Sue Welch, Bob Hendricks and Lloyd Sauter have made decisions regarding the scope of work and materials such as flooring and door color. Another meeting is tentatively planned for the week of November 6, 2014.

#### OTHER COMMITTEE REPORTS

**L & R Committee and Facilities Sub-Committee:** Gail Adams reported that the Health Club will be closed until April, 2015. Although they are still in the demolition phase, they expect to stay on schedule. It was noted that about half of the \$63,000 contingency has been spent.

**L & R Landscape Sub-Committee:** Sandy Strickland reported that members of the El Mirador Landscape Committee had met with a few members of the L & R Landscape Sub-Committee to discuss options regarding the naked coral tree replacement on the northeast side of the building. The recommendation is to install a new naked coral tree (either a 24" or 36" sized specimen) in the

same general location. Upon motion duly made, seconded and carried, the Board approved the recommendation with Director Welch opposed.

**Beach Club Committee:** Homeowners are encouraged to fill out and return the survey regarding interest in an Art Appreciation Program to be introduced on Thursday evenings at the Beach Club. A Halloween costume party is scheduled for Friday, October 31, 2014, from 7:00 P.M. to 9:30 P.M.

**Enforcement Committee:** No report.

### **NEW BUSINESS**

**Electric Vehicle Charging Stations:** Management reported that a second option proposed by Heidi Krantz, representative of NRG eVgo, provides five (5) charging stations in the association-owned lower garage parking spaces. The total installation cost (\$15,469) would be shared, with NRG eVgo to contribute \$11,844. The Association would initially pay the remaining \$3,625 (\$725 per space). The proposal is valid until November 30, 2014, and a decision will be made at the next meeting.

### **FUTURE MEETINGS**

Board meetings are normally held the third Thursday of the month at 9 A.M. in the activities/meeting room. Therefore, the next regular Board meeting is scheduled for Thursday, November 20, 2014. At this time, the Board will **not** meet in December.

The tentative schedule for meetings in early 2015 is January 15, 2015, and February 19, 2015. The Annual Meeting of Members will be held in March.