

## **Coronado Shores Condominium Association #9**

### **MINUTES OF MEETING BOARD OF DIRECTORS**

**NOVEMBER 20, 2014**

A meeting of the Board of Directors of the Coronado Shores Condominium Association #9 was called to order by President Hal Aronson at 9:00 A.M. on Thursday, November 20, 2014, in the activities room located at 1820 Avenida Del Mundo, Coronado, CA, 92118.

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

Also Present: Interested Owners (sign-in sheet attached to original minutes)  
Kristin Kostamo McNeil, Anne Rae Designs  
Jay Kacirk, Senior Vice President and Regional Manager, EBMC  
Karen Oyanguren, General Manager, EBMC

#### **OPEN TIME FOR OWNERS**

Glenn Welch responded to a question regarding the purchase by the L & R Committee of an outdoor ping pong table.

It was noted that homeowner, Ann Kennedy, is a member of the Coronado Shores Community Alliance Group who are involved with Coronado projects including traffic issues at the main entrance; the Master Bicycle Plan; South beach fire rings; public beach bathroom facilities; toll plaza design contest and the 125<sup>th</sup> Anniversary celebration.

#### **CONSENT AGENDA**

Upon motion duly made, seconded and carried, the following Consent Agenda items were approved:

October 16, 2014, Board of Directors Meeting Minutes and Executive Session minutes  
October 31, 2014, Financial Statement (accepted and placed on file for audit)

#### **FINANCIAL ISSUES**

**2015 Approved Budget:** The Board reviewed line items of the 2015 approved budget that included a 2% assessment increase. Furthermore, the Reserve Study Update reported the reserves are projected to be 46% funded at the end of the 2014 calendar year. Management recommended the Board consider a five-year plan to establish a funding level goal of about 60-70% and reviewed a list of components, most importantly plumbing pipes, which will require repair/replacement during 2015.

Upon motion made, seconded and unanimously carried, the Board authorized Management to proceed with obtaining a report from a mechanical engineer consultant to evaluate the condition of the plumbing systems with repair/replacement recommendations and bid specifications. Cost estimate of \$5,000 - \$6,000 to be expensed from the Mechanical/Plumbing Reserve.

**Delinquent Accounts:** As of October 31, 2014, the receivables totaled less than \$4,000 with two accounts in process of being resolved due to banking issues. The Board acknowledged Eugene Burger Management Corp. and the General Manager for diligence in handling these matters.

#### **EL MIRADOR BUILDING COMMITTEE REPORTS**

**Landscape Committee:** Sandy Strickland submitted a written report and noted that under the warranty, Buena Vista Landscaping had replaced a plant that was not thriving.

**Audit Committee:** Anne Hendricks reported that after reviewing proposals and references, the firm of Newman and Associates, Inc. was selected to prepare the annual audit report and tax returns at a cost of \$2,625 as authorized by the Board of Directors.

**Design Committee:** Gail Adams reported on behalf of Design Committee members Sue Welch, Bob Hendricks and Lloyd Sauter that the original design was modified in accordance with input from the homeowners. Kristin Kostamo McNeil of Anne Rae Design presented the revised scope of work that resulted in a cost savings of \$300,000. Upon motion made, seconded and unanimously carried, the Board approved the revisions. The Board agreed to meet on Thursday, December 18, 2014 with Kristin Kostamo McNeil regarding details on the next phase of the renovation project.

### **OTHER COMMITTEE REPORTS**

**L & R Committee and Facilities Sub-Committee:** Gail Adams reported that renderings and material samples of the Health Club renovation are on display in the Underground.

**L & R Landscape Sub-Committee:** Sandy Strickland submitted a written report that the L & R Landscape Sub-Committee will replace the naked coral tree on the northeast side of the building in January. The offer to plant a Little Gem Magnolia tree behind the bench in that same general area was declined with gratitude.

**Beach Club Committee:** Therese Abboud submitted a written report of the 11-18-14 meeting. Interest surveys regarding a proposed Art Appreciation Program are still being collected; obtain forms at the front desk. The New Year's Eve Party, to be held from 7:30 PM to 12:30 AM, will have music by "Nitro Express" and food prepared by the French Gourmet.

**Enforcement Committee:** John Dehler submitted a written report of the 10-31-14 meeting. Upon learning that common area tree roots had intruded into the El Camino storm drain system (repairs cost \$8,000), the Enforcement Committee voted to accept responsibility for maintaining and repairing the storm drain systems in addition to the seawall rocks, roadways and sewers. Glenn Welch explained that tree roots also invaded the sewer system near La Princesa. Repair estimated between \$2,000-\$4,000. Officers (2015) are: Chair, Doug Crane and Treasurer, John Dehler.

### **NEW BUSINESS**

**Electric Vehicle Charging Stations:** Hal Aronson reported that Mike Dabbar had met with Heidi Krantz, representative of NRG eVgo, to review details of the proposal to prepare five (5) charging stations in the association common area lower garage parking spaces. The total installation cost (\$15,469) would be shared as follows: NRG eVgo contributes 75% (\$11,844) and the association invests the remaining 25% (\$3,625 or \$725 per space). Legal counsel has reviewed the contract. Upon motion made, seconded and unanimously carried, the Board approved the (five) common area space model rather than the hub and spoke model based upon the unreasonable additional expense to the vehicle owner in addition to the practical and economical use of common area.

**Holiday Party:** Sue Welch reported food from Sapori Restaurant includes bruschetta, filet mignon sandwiches and salmon rolls. For those able to join us on Saturday, 12-20-14 (5-7 PM), please RSVP to the front desk with the number of attendees.

**Annual Meeting:** The membership meeting will be held on Saturday, March 21, 2015 in the lobby. Terms of office to expire are currently held by Sue Welch, Bob Hendricks and Lloyd Sauter. Anyone interested in being considered for the Board, an "Offer to Serve" form must be returned, along with a brief candidate statement, by January 16, 2015 in order to be placed on the ballot.

### **FUTURE MEETINGS**

Due to important business, a Board meeting was scheduled for 9 AM on Thursday, December 18, 2014 in the activities room. Future meetings were set for Thursday, January 15, 2015 and February 19, 2015. The Annual Meeting of Members will be held on Saturday, March 21, 2015 at 10 AM.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned into an Executive Session to discuss personnel matters and collection of delinquent accounts.

Karen Oyanguren, Recording Secretary