

# **CORONADO SHORES CONDOMINIUM ASSOCIATION #9**

## **HILITES OF MEETINGS**

**MARCH 21, 2015**

### **THIRTY-EIGHTH ANNUAL MEETING OF MEMBERS**

#### **INTRODUCTIONS**

Mr. Aronson thanked those in attendance (approximately 27) and introduced the current Board members who were acknowledged by a round of applause.

#### **PRESIDENT'S REPORT**

President Aronson expressed appreciation to the volunteers who have worked on El Mirador committees and those building representatives serving on Landscape and Recreation committees.

#### **MANAGEMENT REPORT**

Karen Oyanguren, General Manager from Eugene Burger Management Corporation, reported that two residents had volunteered to create a newsletter. Articles and content contributions are welcomed. There will be copies available in the lobby and mail room as well as on the El Mirador website link at *CoronadoShores.org*. Other important information, including documents such as the annual budget and CC&R's, can also be found on the website.

Ms. Oyanguren also advised the members that, as they may already know, the installation of five electric car-charging stations has been completed.

Recently, the light fixtures at the end of each hall were replaced with LED type fixtures. There has been no noticeable change in the light intensity but there should be cost savings in both electricity usage and bulb replacement.

Although homeowners are responsible to maintain their unit service lines, as a courtesy, the Board authorized a preventative maintenance measure for staff members to snake kitchen drain lines. An evaluation of the plumbing systems throughout the building is currently in process.

#### **FINANCIAL ISSUES**

Treasurer Sue Welch reviewed the March, 2015, month-end balance sheet and budget comparison that was included in the hand out to the owners present. Total cash in checking and reserve accounts was approximately \$1,555,756.48. The 2014 annual financial report prepared by an independent CPA will be mailed to the members in the near future.

Upon a motion made, seconded and carried, the members approved that any excess/deficit of operating funds would be allocated into or deducted from the Reserves at year-end.

#### **ELECTION OF DIRECTORS**

Voting was non-cumulative. Inspector of Elections, Tony Abboud, assisted by Mike Dabbar, opened and tabulated the 56 ballots. Incumbents Bob Hendricks, Lloyd Sauter and Sue Welch were elected for two-year terms expiring in March, 2017.

#### **HALLWAY RENOVATION PROJECT**

Lloyd Sauter presented a status report on the hallway project. The Board appreciated the feedback from the homeowners who took the time to fill out and return the surveys; therefore every effort to comply with the comments was carefully considered. The scope of work was modified, thereby reducing overall costs by approximately \$300,000. Some of those changes included selecting lighter colored wood tones and floor tile, omitting replacement of wall coverings and overhead light fixtures and selecting stock carpet rather than custom carpet. Where feasible, the Association will contract directly with suppliers and/or sub-contractors; however, the replacement of the frames and doors remains the largest portion of the renovation cost.

The Board approved installing another prototype (Unit #506) of the revised material selections. Installation of the sample should be completed by the end of April. Request for proposals have been solicited from four general contractors. Overall cost estimates should be received by the next Board meeting date of April 16, 2015.

Following selection of a contractor, a new ballot will be mailed asking members to vote on a special assessment which will also include reimbursement for the Health Club Renovation costs. A quorum of at least 75 ballots is required with a majority (38 owners) voting in favor to approve a special assessment. The Board may extend the voting deadline in order to achieve a quorum.

**OTHER BUSINESS AND OPEN DISCUSSION**

The Board and staff were complimented and thanked for a job well done. Other questions and issues of concern included a request that the hallway aesthetic value not be compromised, remind everyone of the need to conserve water, fire safety and what to do in case of an emergency, keeping the outer stairway door locked and the lack of available parking spaces outside the building.

**LOTTERY DRAWING FOR USE OF COMMON AREA PARKING SPACES**

Bob Hendricks conducted the drawing for the annual use of five (5) common area single parking spaces (\$800 each). Only one homeowner submitted a check (\$1,600) and application for the tandem spaces, so they were selected by default. The results were as follows:

- Space #1 - Mahoney #603
- Space #2 - Zacharis #402
- Space #3 - Zahn #1504
- Space #7 - Domenzain #1104
- Space #8 - Domenzain #805
- Tandem Spaces 82 & 82T- Van House #103

The use term is from April 1, 2015 through March 31, 2016. These same single spaces are equipped as electric car charging stations and may be subject to being re-assigned.

**ORGANIZATIONAL BOARD OF DIRECTORS MEETING**

**ELECTION OF OFFICERS**

The Board unanimously agreed that the following directors would serve in the position as indicated following their name:

- |                      |                   |
|----------------------|-------------------|
| Hal Aronson          | - President       |
| John "Bob" Hendricks | - Vice President  |
| Gail Adams           | - Secretary       |
| Sue Welch            | - Treasurer       |
| Lloyd Sauter         | - Member at Large |

**MEETING SCHEDULE**

It was agreed that the Board will continue to meet monthly on the third Thursday at 9:00 A.M. in the Meeting Room; therefore, future meeting dates are:

- |                |                    |
|----------------|--------------------|
| April 16, 2015 | August 20, 2015    |
| May 21, 2015   | September 17, 2015 |
| June 18, 2015  | October 15, 2015   |
| July 16, 2015  | November 19, 2015  |