

## Coronado Shores Condominium Association #9

### HILITES OF MEETINGS

#### **BOARD OF DIRECTORS - NOVEMBER 17, 2016**

Directors Present: Sue Welch, President  
Bob Hendricks, Vice President  
Laury Graves, Treasurer  
Jon Schiff, Secretary  
Lloyd Sauter, Director

Also Present: John van Blerck, JVB Construction Management, Inc.  
Interested Owners (sign-in sheet attached to original minutes)  
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

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

An owner, who was not in attendance, submitted a written suggestion to consider two different timeframes for pipe replacement. (#1208)

#### **EXECUTIVE SESSION**

It was announced that the Executive Session held on October 27, 2016 with Attorneys Kieran Purcell and Jodi Konarti of Epstein, Grinnell & Howell was to discuss legal issues and a third party contract, both related to the drain pipe replacement project.

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

**Architectural Review:** Hal Aronson reported that of the four units in process of remodeling, three of them are awaiting drain pipe replacement.

**Landscape:** Sandy Strickland reported that the 2017 budget includes funds for replacing color plants at the entrance at least on a quarterly basis. Although terrace planters should be modified to prevent excess moisture from killing plant roots, temporary measures are now used to maintain plant health.

#### **FINANCIAL ISSUES**

**Annual Financial Review/Tax Preparation:** Information regarding the different types of engagements, i.e., financial review, audit and compilation had been considered. Following discussion and, upon recommendation from the Audit Committee, it was moved, seconded and carried to engage Newman & Associates to perform a financial review (\$1,725) for 2016 rather than an audit (\$2,025) as was prepared in 2014 and 2015.

**Proposed 2017 Budget:** Treasurer Laury Graves presented the **proposed** 2017 budget as reviewed by the Finance and Reserve Study Committees. Option One includes a 2% increase in operating expenses but no increase to the current reserve deposit. Option Two includes a 2% operating increase **plus** a 7% increase to reserves, thus a 9% total increase.

Due to time constraints, discussion on this matter was tabled until the Board meeting is reconvened at 8 A.M. on Friday, November 18, 2016.

#### **PLUMBING PROJECT**

John van Blerck reported that there were three plan check issues that the City required in order to proceed with the permit process.

Ivey Engineering inspected copper lateral pipes and determined that they were in good condition and, therefore, do not need to be replaced. The change order to the scope of work will generate a credit.

It was reported that the drywall joint compound tested positive for Chrysotile (1%-2%) and anything over 1% asbestos content requires containment procedures to be implemented. A cost estimate has not yet been provided.

**BOARD OF DIRECTORS RECONVENED - NOVEMBER 18, 2016**

Directors Present: Sue Welch, President  
Bob Hendricks, Vice President  
Laury Graves, Treasurer  
Jon Schiff, Secretary  
Lloyd Sauter, Director

Also Present: Interested Owners (sign-in sheet attached to original minutes)  
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

**REMAINING AGENDA**

The purpose of the reconvened meeting was to finish the remaining business on the agenda from the regular Board meeting held on November 17, 2016, the previous day.

**EXECUTIVE SESSION**

It was announced that the executive session held on Thursday, November 17, 2016 with the Association attorneys was conducted to discuss legal matters regarding the drain pipe project.

**FINANCIAL ISSUES**

**Proposed 2017 Budget:** Treasurer, Laury Graves again presented the proposed 2017 budget that had been reviewed by both the Finance and Reserve Study Committees. Consideration and discussion took place regarding both budget options. Option One includes a 2% increase in operating expenses but no increase to the current reserve deposit. Option Two includes a 2% operating increase **plus** a 7% increase to reserves, thus a 9% total increase.

It was noted that the last assessment increase was 2% effective in January, 2014. In 2015 and 2016, there was no change in the assessments.

Upon motion made, seconded and unanimously carried, the Board approved the 2017 budget with a 9% increase in the assessments. The budget packet, along with other information, will be mailed to all owners by the end of the month.

**LEGAL EL MIRADOR BUILDING COMMITTEE REPORTS**

**Ad Hoc Bulk TV:** Bob Hendricks reported that the new DISH contract has been finalized and the Committee is pleased with the new terms to be effective through November, 2021. DISH has already wired each unit with fiber optic cable and the new agreement will include bulk internet service (\$16 per month) speed at 25 MBPS with upload speed of 5 MBPS. Residents will have to furnish their own router for WiFi capability. New bulk TV equipment includes "The Hopper" and "Joey" high definition receivers. The program bundle was changed to include America's Top 200 (not 250) but still includes local networks, HBO & Cinemax, Showtime, Starz & Encore (\$39.05 month). It is anticipated that the transition will be implemented in January, 2017.

**Hallway Renovation:** Glenn Welch reported that Charlotte Jensen & Associates completed a comprehensive report on the condition of the unit doors, door frames, thresholds, and other details important to value engineer the project. It was also noted that she has ordered wallpaper samples for the common area hallways that will be damaged during the pipe replacement project.

**OTHER COMMITTEE REPORTS**

**L & R Committee:** Jon Schiff reported that the consultant presented five (5) candidates to be considered for the General Manager position but that no further information was available.

**Enforcement:** The roadway sealing and re-stripped project was recently completed. The approved 2017 budget includes the monthly assessment increase from \$310 to \$490.

**OTHER BUSINESS**

**Project Management Agreement:** As the modifications to the agreement as recommended by the association legal counsel and approved by the Board, had been completed, the document was authorized for signature.

**“Waste Caddy”:** Prior to ordering the equipment, Management requested Edco to replace the large, heavy metal trash and recycling dumpsters with smaller, light weight plastic containers. The new bins are extremely easier to maneuver enabling only one person to do so; therefore, Management recommended the “Waste Caddy” purchase (\$5,000) be held in abeyance for an undetermined period of time in order to better evaluate the need for the costly piece of equipment. Recommendation was approved.

**Legal Symposium:** Board members and Management are invited to attend the free annual educational program presented by Epstein, Grinnell and Howell on Friday, December 2, 2016. Laury Graves and Jon Schiff agreed to attend along with Management.

### **NEW BUSINESS**

**Holiday Party:** On Friday, December 16, 2016 from 5:00 to 7:00 P.M., the holiday party will be held in the lobby with food provided by Phil’s Barbeque. Special desserts will be included along with wine, beer, soft drinks and bottled water. Please contact the front desk to RSVP by December 10, 2016.

### **GENERAL INFORMATION**

**Other Plumbing Repairs:** Bids are still being obtained to repair the leaking 6” copper pipe located in the lower garage. Work will need to be done at night as it requires the water to be shut off to the entire building. The Board has approved an amount not to exceed \$3,500 to be expensed from the Mechanical/Plumbing Reserve.

In addition, bids are being obtained for another plumbing repair to be done at night while the water is off to the entire building. Work includes relocating four shut-off valves from an inaccessible area on the roof. The Board has approved an amount not to exceed \$3,500 to be expensed from the Mechanical/Plumbing Reserve.

Proposals are being requested to identify, quantify, remove/replace mixed metal valves within the potable water system. It was moved, seconded and carried to approve that water samples be tested.

**SDG&E Rebate:** Management reported the rebate request to SDG&E for the LED light fixture conversion in the garages and stairwells was not approved due to a rebate provided to El Mirador within the past five years; however, the return on investment is expected within seven months.

**Other Pending Projects:** No further information has yet been provided by JVB Construction Management, Inc. regarding (a) concrete spalling repairs, (b) exterior painting and (c) repair of aluminum railings that have peeling/bubbling finishes.

### **FUTURE MEETINGS**

Unless otherwise noted, regular Board meetings begin at 9:00 A.M. on the third Thursday of each month. Tentative schedule for future meetings: December 15, 2016, and January 19, 2017.