

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**Approved MINUTES**  
**April 19, 2019**

The Meeting of the Board was called to order at 9:30 am in the Lobby.

Directors Present: Brent Yoder, Richard Ramsey, Miguel Pasquel and Jan Zobrist. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and 9 homeowners (Don and Maribah Bushell Unit 501, Terry Zach and John Pottridge Unit 709, Lou and Trudy Wells Unit 1001, Sharon Lapid Unit 1507, Jon Ericson Unit 306, and Jorge Campos Unit 1403).

**Minutes of previous meeting:** MOTION by Richard Ramsey 2<sup>nd</sup> by Jan Zobrist to approve the minutes of the March 22, 2019 Board of Director's meeting. APPROVED by a 5-0 vote.

**Financial Report:** The financial reports for March 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account ending the month \$12,504 unfavorable to budget. Revenue was \$1,690 favorable to budget. For expense categories, ADMIN expenses were \$1,274 unfavorable budget, BUILDING expenses were \$14,458 favorable budget, COMPLEX (L&R) expenses were \$2,073 unfavorable to budget as L&R capital expenses are a bit ahead of schedule, PAYROLL expenses were \$5,248 favorable to budget due to lower workers compensation insurance payments, our RESERVE contribution was at budget and UTILITY expenses were \$908 favorable to budget due to lower gas use.

The Reserve Account as of March 31, 2019 had a balance of \$913,927. \$386,884 is held in cash at our Cal Private Bank and \$527,043 is held in interest bearing CD accounts with Edward Jones. There was one expense of \$17,701 so far this year for exterior spalling repair work. The planned 2019 high-probability expenses are identified as \$28,299 in building spall repairs, \$35,000 for a new access control system, \$4,500 for new roof tie-down brackets, \$3,000 for new roof exhaust fan housing, and \$750 for a new heat pump circulation motor. Medium probability for \$4,000 in misc. pumps and motors and low probability for \$70,000 for a new fire sprinkler diesel motor and pump.

We have received the 2018 financial audit report from A.M. Owens & Co. CPA. There were no discrepancies noted. MOTION by Richard Ramsey, 2<sup>nd</sup> by Miguel Pasquel to accept the report as submitted. Approved by a 5-0 vote. The Manager was asked to setup an appointment with them and 2 Board Directors to go over some questions.

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

The Manager reported the building population (units occupied) to be 70 for March and 61 for April. We processed 20 work orders in March and 15 so far in April. We had one resident take a fall in the upper garage on April 3<sup>rd</sup>; the young man appears to be fine. We had no water leaks since our last meeting but did experience a leak on our gas pipe at the meter area. We hired AO Reed to make the needed repairs and SDGE came in to install a new meter and inspect the entire area. Staff responded to 18 resident work requests this period, completed the hallway painting project and provided normal equipment preventative maintenance activities.

Unit 1006 closed escrow; the new owners are Jonathan & Katherine Gold.

We experienced problems with the DISH provided wireless routers in many of our units after a software upgrade they made. DISH has resolved the problem but some folks when they return back to their El Encanto unit may need to call them to “reset” their equipment.

The Air Pollution Control District (APCD) inspectors came by for their annual inspection of our diesel engine operating logs and found no discrepancies.

Suspended Services completed the window washing March 28<sup>th</sup>.

Hamilton Pacific is doing the spall repair for stacks 03, 02, 01 and 09. They have completed the 03 and 02 stacks and expect to complete the project by April 26<sup>th</sup>.

We are now in Remodel Season and have 2 full remodels and 2 minor renovation projects in progress.

An updated building project list was provided for review.

For the TV and internet contract review we are waiting to receive the proposal from Spectrum.

We had the following complaints/requests since our last meeting; an owner informed us of the hallway carpet being soiled by a neighbor’s dog. That resident was talked to by the Manager and will get his dog out more often during the day. We also had a report of a missing/stolen bike from the upper garage. We have reviewed our cameras and found no evidence of anyone removing the bike.

There were no L&R and 1 building violation (parking space) which was resolved since our last meeting.

## **Committee Reports**

L&R: Jan Zobrist reported the proposed funding of \$20,000 for a 5-year facilities plan was voted down at their last meeting. An alternative proposal to start this project with \$5,000 going to our landscape architect and \$5,000 to a construction consultant did pass (Jan abstained). The L&R Chair feels this is an important project and therefore is creating a new advisory committee with reps from each building. Our Board will be providing a name for our rep shortly. The Lagoon work is continuing and expects to be completed May 31<sup>st</sup>. L&R is currently at budget but expect the water cost to be much higher as they plan to fill the lagoon soon. L&R will add pool monitors for the busy holiday weekends including over the Easter weekend coming up. Lastly Brent Yoder was asked by our Board to write a letter to L&R requesting they invest in an improved audio/visual system so that everyone at these meetings can hear /see what is happening.

Insurance: John Pottridge reported their next meeting will be in October to discuss employee health insurance.

Enforcement: Don Bushell reports their next meeting is April 25<sup>th</sup>.

Beach Club: Jan Zobrist reported that activities are doing well as is the new bar Manager. This committee is reviewing the L&R request for a new Activities Coordinator as it is not clear on what that person would be doing.

Facilities: Jan Zobrist reports the Lagoon and the Beach Club pool renovations as the major items they discussed.

Landscape: Brent Yoder reports the lagoon landscaping will be completed in a few weeks. This effort will be the centerpiece landscaping for the campus that will expand out to the entire campus over time. He reported they removed a ficus tree recently due to its poor health. Campus tree trimming will begin in June. This will be on an “as needed” basis as assessed by our arborist. It was noted that during our last building walk-around we had some bare spots that needed addressing. Brent will get this information to the Landscape Committee soon.

Recreation: Jan Zobrist reported they are working on planning family activities. They are also discussing if this should be a part of the proposed 5 year plan for L&R.

Community Alliance Terry Zack reported here was no support from L&R to meet with MTS regarding the current activity of their buses coming onto Avenida de las Arenas to turn around. For the Hotel Del master plan construction, we were invited to join their regular bi-weekly meeting between the Hotel and the City. This will allow us to comment on the Avenida del Sol portion of the project.

El Encanto Design Group: Brent Yoder reported that as the design and designer have been selected this group will be disbanded as its mission has been completed. He is hopeful that as the project progresses to actual construction at some point that some members of the Design Group will assist us by being part of the Construction Oversight Group. Sharon Lapid was thanked for her and the other member of the Group hard work in getting this done. Next for the Board is to finalize the contract with the designer.

### **Unfinished Business**

Access Control System replacement. The Manager reported that he is waiting for a new Manager to be selected before starting this project.

No smoking policy. This discussion will be taken up in executive session.

### **New Business**

The Board again discussed the 8 parking spaces we have and the process currently used to rent them out. Various lottery schemes were noted along with other ideas. The Manager was asked to poll the other 9 buildings to 1) see what they rent their spaces for and 2) what their renting policy is (if they have one).

### **Homeowner Comments:**

Unit 603 has asked the Board to approve a request allowing them to construct a storage cabinet in the parking space. This would be the same style and dimension of existing cabinets in the garages. The Board discussed and is agreeable to take the next step and review detailed construction drawings.

Unit 1207 wrote us to make us aware that the spacing of the stair railing supports (pickets) on our side emergency stairs and the building's side entrance to the terrace are more than the current construction code of 4". City of Coronado requirements are that if and when we repair or replace this stair railing we at that point would be required to be fully code compliant, but for now are ok. The Manager was asked to create a plan and cost estimate to install additional material on our side stairs as a safety precaution.

Unit 1001 owner Lou Wells thanked the Manager for his 14 years of service.

Unit 501 Maribah Bushell presented some ideas for new trees in our area for consideration.

The next Board of Directors meeting will be Friday May 17th at 9:30 am in the Lobby.

There being no further business, the meeting was adjourned at 11:32 AM.

**Executive Session of the Board of Directors  
DRAFT MINUTES  
April 19, 2019**

The Executive Session of the Board was called to order at 11:45: am in the Manager's office.

The Board discussed the proposed no smoking ban for El Encanto and reviewed the attorney's report on the matter. The Board agreed that the first step is to implement new election guidelines.

The Board also discussed the search for a new Manager and worked on a schedule.

There being no further business, the meeting was adjourned at 12:12 PM.