

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors July 26, 2019 APPROVED MINUTES

The Meeting of the Board was called to order at 9:28 am in the L&R underground.

Directors Present: Brent Yoder, Richard Ramsey, Jan Zobrist and Miguel Pasquel. Lisa Portnoff attended via teleconference. Also attending: Manager Perla Bustamante and 10 homeowners.

Before the regular Board meeting, an Earthquake Insurance presentation was hosted by Arthur Hopkins with Kirk Miller Farmers Insurance. The presentation provided the Board and homeowners options in earthquake insurance coverage. Brent proposed a subcommittee be formed to gather information to educate homeowners regarding the earthquake insurance options. John Pottridge and Bruce Mackie volunteered to be in the committee with Brent and the Manager.

The Board allowed items on the agenda be discussed out of order due to some homeowners attending the meeting needing to leave early.

Unfinished Business:

Association parking Spaces. The Board took into account other homeowners' ideas regarding the decision of raising of the Association parking space fees made at the last board meeting. The Board decided to postpone the increased rate until more information is gathered. The Board asked the Manager to provide the percentage increase of the budget since the last time the fee increased. The Board will discuss fees and the Association parking space lottery at the next Board meeting.

Minutes of previous meeting: MOTION by Richard Ramsey 2nd by Jan Zobrist to approve the minutes of the June 28, 2019 Board of Director's meeting. APPROVED by a 5-0 vote.

Financial Report: The financial reports for June 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue was \$3,000 favorable to budget. For expense categories, ADMIN expenses were \$1,046 favorable to budget, BUILDING expenses were \$5,732 favorable budget, COMPLEX (L&R) expenses were \$3,250 favorable to budget, PAYROLL expenses were \$4,469 favorable to budget, our RESERVE contribution was at budget and UTILITY expenses were \$732 unfavorable to budget due to an over payment to DISH.

The Reserve Account as of July 22, 2019 had a balance of \$937,092. \$245,549 is held in cash at our Cal Private Bank and \$682,543 is held in interest bearing CD accounts with Edward Jones. The total expenditures made as of July 22, 2019 have been, \$84,936. The breakdown of the expenses is, \$53, 103 for spalling repairs, \$28,375 for new roof tie downs and \$3,458 for the roof fan exhaust housing. The planned 2019 high-probability expenses are identified as, \$35,000 for

a new access control system, \$14,720 for resealing the terrace deck and \$750 for a new heat pump circulation motor. Medium probability of \$4,000 in misc. pumps and motors and low probability of \$70,000 for a new fire sprinkler diesel motor and pump.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 74 for June and 110 for July. We processed 17 work orders in June and 12 so far in July. Staff is currently working on painting the terrace walls and planters. As well as repairing and replacing some terrace unit stair railings.

On July 3rd we came across a big problem with our access control system not allowing us to add anymore cards to the system. We were able to delete 54 cards and most vendor cards were deleted to make space and add tenant cards for the summer months.

One of our sub pumps in the lower garage stopped working. Staff found the pump stopped working during their weekly equipment tests. The replacement pump was ordered and will be replaced in August.

The power wash of the building, terrace and the window wash were completed in early July.

The carpet on the 8th floor hallway was replaced after a dog soiled and ruined the carpet. The Board asked the Manager to find the amount the replacing of the carpet cost the Association to invoice the owner responsible.

We had 2 water leaks between June 22 and July 15. On June 24th, we received a report of water coming from the walls of both bathrooms in a Unit. The water was from both toilets overflowing due to clogs from excessive toilet paper. No damage was reported from the units below. The other leak is from our fountains which have been turned off to stop the water from leaking. Our fountains were leaking over 10 gallons a day and the leak is somewhere inside the cascade wall. It is unknown where the source of the leak is without access. One solution is to line the pipe but in order to do so maintenance staff would have to remove the stones or open the concrete to expose the pipes. The Board suggested we get a quote from Bear Valley, the contractor that worked on the lagoon project for L&R, before they decide on the repair of the fountains.

The following complaints were made since the last meeting; one unit complained of rust drop stains left by one of our pipes in the upper garage. The car was cleaned by a auto detailer since mild soap and water would not remove the stains. Several units complained about their DISH receivers losing signal. The Manager was asked by DISH to provide the joey and hopper receiver numbers to link both receivers without a technician having to go into a unit. Another unit complained of urine on the 8th floor hallway. Brent added to the report that one resident reported their water was too hot and that might be the reason behind black specs coming from the unit's kitchen faucet. The Manager was asked to check on the hot water temperature.

We received 16 parking violations for July. Two violations were not for our building, four did not have decals or parking passes, one was for reverse parking, and 9 were from the fourth of July weekend where cars were parking in no parking or red fire zones. One unit had four violations. The Manager spoke to the resident about the violations.

Committee Reports

L&R: Jan Zobrist reports an increase is expected for the 2020 proposed L&R budget. The breakdown of costs and improvements were explained.

Insurance: No Report

Enforcement: Don Bushell reports there is a proposed increase for the enforcement budget for 2020.

Beach Club: Jan Zobrist reports that the Beach club had more activities than ever, all events were very successful.

Facilities: Jan Zobrist reports the lagoon is almost complete with just one more addition needed. A monitor well will be added which is designed to monitor the overflow of chlorinated water that goes down the drain.

Landscape: Jan Zobrist reports that the contract with Vitale was renewed for 2020.

Community Alliance: No report

Design Committee: Sharon Lapid reports that Juana, the designer working on the renovation design for our building, will not be able to continue. The design committee will be interviewing new designers.

Unfinished Business

Protective floor covering rule for Unit Modifications. The new rule was proposed by the Board at the May 17 meeting. The Manager presented the proposed rule which states, Manager approved protective floor covering mats must be placed to protect the hallway floors during a remodel. The mats can be no thicker than half an inch thick. MOTION by Brent Yoder, SECOND by Richard Ramsey to approve proposed new rule. Passed by a 5-0 vote. The Board will adopt the new rule, after the 28-day comment period, at the September Board meeting.

Rule modification ethics and anti-harassment policy. The Board asked the Manager to write a code of conduct ethics policy for committee representatives to sign and agree to follow when representing the Association. The anti-harassment policy is for all residents. The ethics policy was presented to the Board. The Manager asked for more time to write the anti-harassment policy.

Pedestrian handrail and lighting repairs on Vehicle bridge. The enforcement committee asked the Board for their view on the pedestrian bridge handrail and lighting repairs. The committee will be voting on the repairs and our representative wants to vote according to the Board's perspective. The Board was asked if they viewed the repairs as an enforcement issue or part of the lagoon project. The Board agreed that the repairs were not the responsibility of enforcement and voted no on the repairs.

New Business

General Rules for election. The Manager reports the attorney replied for the reason election rules must be adopted to proceed. The Manager was asked to ask the attorney how much it will cost to proceed with the no smoking rule.

Access control system. The Manager provided the Board with three bids, COR security, Stanley Security and CES access control systems. The question of how long the security company's have been in business and if they will be around to provide service if we need them was asked. Richard Ramsey was asked by Brent to work with the Manager and gather more information to present at the next Board meeting.

Homeowner Comments:

A resident asked if a lending library bookshelf could be added to the upper garage. The Manager will add a bookshelf in the upper west side of the garage next to the west elevator lobby door.

Another resident asked if a social section could be added to the monthly newsletter. As well as asking residents if they would like to rent out their parking spaces.

The next Board of Directors meeting will be Tuesday August 20th at 10:00 am in the L&R underground.

There being no further business, the meeting was adjourned at 12:28 PM.