

WCA BOARD OF DIRECTORS MEETING MINUTES
January 25, 2010

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Mike Cartmell was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and five residents. President Blain welcomed new board member Tom Knight.
- II. Approval of Minutes.** Straus moved, and Kane seconded, to approve the December 14, 2009 Regular Session minutes. The motion to approve was unanimous.
- III. Secretary's Report.** Secretary Straus provided a quick summary of board business conducted since the December 14, 2009 Regular Session:
- The board conducted board member candidate interviews January 21, 2010 and selected Tom Knight to fill the remainder of Ariane Zand's term ending November 8, 2010.
 - The board approved a Resolution to Record One Notice of Default and Election to Sell for APN #049-1529-383
- IV. Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$123,088 through 12/31/2009. Kane also reported an operating fund balance of \$187,384 and a replacement fund balance of \$3,883,877. The full report is available at the WCA office and website.
- V. Manager's Report.**
- Common utilities use for December 2009: Water use averaged 88 gallons per unit per day; natural gas use was up 1.6% from December 2008 levels; and electric use was up 1.1% from December 2008 levels. Sutherland also reports that he hired horticulturalist and arborist Robert Murphy as the new grounds supervisor. Sutherland also reports the loss of one mature black acacia and two newly planted trees due to high winds.
- VI. Old Business.** None.
- VII. New Business.** The following items were presented for board review and consideration:
- Reserve Study Financial Update Funding.** Request is for \$800 from the replacement fund to authorize Massingham and Associates to prepare the one-year financial update to the Association's Reserve Study as required per Civil code 1365.5. Sutherland explained that this price quote is a reduction of \$700 from last year's pricing. **Straus moved, and Kane seconded, to authorize \$800 for the 2010 Reserve Study financial update. The motion to approve was unanimous.**
 - Clipper Club Pool Heater Venting.** Request is for an additional \$7,000 (in addition to the \$3,000 approved 12/14/2009) for gas line and venting work for the pool heater replacement. **Straus moved, and Kane seconded, to authorize a contract with Monterey Mechanical in the amount of \$6,900 for the appropriate pool venting and authorize \$1,900 to Abante Rooter and Plumbing for gas line replacement work. The motion to approve an additional \$7,000 the venting and gas line work was unanimous.**
- VIII. WCA Committees.**
- Architectural Control Committee.** There were two unit modifications for January 2010:
 - **A486** - Work includes replacement of bathroom sheetrock, the installation of a new tub and possibly a new bathroom fan. Other work includes a new stove fan and new recessed lighting in the living and dining rooms. **Straus moved, and Kane seconded, to approve the modifications to unit A486 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **A371** - Work in the bathroom involves the installation of a new tub. **Straus moved, and Kane seconded, to approve the modifications to unit A371 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - Landscape Committee.** Chair San Foushee reported that three dry rotted acacia hedges were removed between 2 and 4 Anchor. They will be replaced with other hedge material to maintain screening for the garage. Various residents had requested the removal of various trees (#392, #285, 632 and 634). In all cases, the committee agreed with Robert Murphy's assessment that there was no horticultural reason to remove the trees. Tree #632 will be pruned to correct some structural issues and tree #285 will be trimmed a bit to reduce the likelihood of branches hitting the building. Sam also reports that the committee is working on a more systematic approach to the Crow-Be-Gone CD testing program.
 - Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that next CARS meeting is scheduled for February 4, 2010.

IX. Statements and Requests. An owner spoke about the proposed landscape and lighting assessment currently before the Emeryville City Council. The proposed City of Emeryville assessment is reported to be a \$10 per month increase in your property tax bill.

X. Upcoming Meetings

- Executive and Regular Session – February 22, 2010

XI. Meeting adjourned

- 8:03 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary