

C.C.H.O.A.  
505 Grand Caribe Isle  
Coronado CA 92118



HOMEOWNERS ASSOCIATION

Voice 619.423.4353  
Fax 619.424.3923  
www.cchoa.org

## **BOARD MEETING MINUTES**

The Coronado Cays Homeowners Association held its regular monthly meeting on Thursday, July 23, 2009, in the Grand Caribe Room.

Board members in attendance and constituting a quorum were:

David Herring, President	Jamaica Village
Kim Tolles, Secretary	Bahama Village
Bob Shugert, Treasurer, non-voting	Blue Anchor Cay
Rudy Dew, Director	Green Turtle Cay
Mark Conrad, Director	Kingston Village
Fred Brown, Director	Mardi Gras Village
Jim Besikof, Director	Blue Anchor Cay
Carla Bacon, Director	Port Royale Village
David Love, Director	Trinidad Village

Absent:

Stuart Landersman	Antigua Village
David Clopp, Director	Montego Village

Staff present:

Larry Peterson, General Manager  
Kathie Kaiwi, Accounting Assistant

### **I. REGULAR SESSION**

President Herring called the meeting to order at 2:00 p.m. and welcomed all members. President Herring briefed the public on topics covered in Executive Session:

- A. Cays won the lawsuit against the City concerning maintenance of the channels, which should hopefully resolve this issue.
- B. The termite litigation is ongoing.
- C. Code enforcement issue.

President Herring briefed the public on the fact that former Board President Stu Landersman's health issues led to his recent resignation from the Board.

### **II. Pledge of Allegiance**

### III. Recognition of Guests:

President Herring recognized guests Mayor Casey Tanaka and Fire Division Chief Dan Mastro from the City of Coronado.

**Mayor Tanaka** discussed topics from the City Council meeting: The State of California has reached a tentative budget agreement which will have a \$7 million dollar impact on the City of Coronado in the form of monies going back to the State. This includes a \$1.65 million three year loan from the City, and an additional \$450 thousand in gas taxes. Additionally the Redevelopment Agency will take a \$5 million long term loan.

**Treasurer Shurgert** asked if the \$7 million would be taken from the City Reserve Fund – *the City will be discussing it, but it is likely that it will come from the Reserve fund this time.* The State should be voting on the budget tonight or in the early morning.

**The Brian Bent Memorial Aquatic Center** (Coronado High School) request for \$75,000 grant was denied.

**Traffic Lights** at Alameda and 3<sup>rd</sup> and Alameda and 4<sup>th</sup> will be voted on at the Aug. 4 City Council meeting.

**Lighthouse at South Grand Caribe** – It does not seem likely that the Port will fund this project.

**Village Theatre** – Plans to reopen with a multi-screen layout are underway, but it will be at least 18 months.

**New Golf Course Director** – The user fee may increase from \$25 to \$30.

**Real Estate Signs** – The City is enforcing the ordinance for SALE signs to be posted only on the offered property.

**Rotary Plaza** – The project is completed and open.

**Lawn Bowling Green** – Bid opening in late July.

**Agenda items for the next City Council meeting** – The City will be asking for volunteers for ad-hoc committees for bicycle and pedestrian master plans. Look for an advertisement in the Eagle newspaper or City website. Possible recommendation for no turns on Alameda and 5<sup>th</sup> and Alameda and 6<sup>th</sup>.

**Director Dew** asked about our red curb corners request - *Mayor Tanaka asked to be CC'd on the request.*

**Director Tolles** asked if the City would be raising recreation fees – *they may increase somewhat so that the City breaks even instead of running in the red.*

**Director Tolles** also asked about plans for improving the CoraMart building. - *Not cost effective especially in light of the current State budget.*

**Director Besikof** asked about the traffic circle, and several other directors agreed that it is not safe. – *City will look at it in more detail in the future.*

**General Manager Peterson** commended Mayor Tanaka for his plain talk presentation at the Rotary Meeting. He also thanked him for approving the Cays Concert in the Park. He apprised Mayor Tanaka that President Landersman had decided not to pursue the Lighthouse project.

#### **Fire Division Chief Dan Mastro**

**President Herring** asked who takes care of us when the truck located in the Cays is out – *the dispatch center determines who responds based on who is the closest available. Most likely Imperial Beach or the Navy.*

**Director Dew** – what percentage of the time is a crew physically in the Cays – *A typical shift starts at 7:30 a.m. The crew will spend the first couple of hours running equipment checks and routine station maintenance; then go to town and collect mail, buy food for the day, have lunch and run routine station maintenance; from 1:00 to about 4:30 they are out doing fire prevention, training and public education; in the evening they return to the station. The crew travels together as a unit with the truck.*

**IV. Board Minutes:**

The proposed minutes of the **May 28, 2009**, Board meeting were previously distributed. The reading of the minutes in their entirety was waived.

**Director Love moved and Director Bacon seconded the motion to approve the minutes of the meeting held on May 28, 2009. The motion carried unanimously.**

The proposed minutes of the **June 26, 2009**, Board meeting were previously distributed. The reading of the minutes in their entirety was waived.

**Director Besikof moved and Director Dew seconded the motion to approve the minutes of the meeting held by phone on June 26, 2009. The motion carried unanimously.**

The proposed minutes of the **July 7, 2009**, emergency Board meeting were previously distributed. The reading of the minutes in their entirety was waived.

**Director Besikof moved and Director Love seconded the motion to approve the minutes of the emergency meeting held on July 7, 2009. The motion carried unanimously.**

**V. AECC Recommended Actions: July 16, 2009**

*Action by CONSENT CALENDAR; All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board or the public requests, in which event, the item will be considered separately in its normal sequence.*

**Director Love moved and Director Conrad seconded the motion to accept the actions of the AECC minutes dated July 16, 2009 for items E.1 thru E.4. The motion carried unanimously.**

- |      |   |                              |
|------|---|------------------------------|
| E.1. | <u>50 Bridgetown Bend, Morris</u> – Install solar panels on the West facing roof  | <b>Approved</b>              |
| E.2. | <u>34 Sandpiper Strand, Meisenheimer</u> – Remodel interior of home adding 150sqft to first floor and 714sqft to second floor | <b>Approved w/conditions</b> |
| E.3. | <u>24 South Cays Ct. Rymut</u> – Revise existing approved deck plans adding a trellis overhead                                | <b>Approved w/conditions</b> |
| E.4. | <u>11 Half Moon Bend, Richman</u> – Install solar panels on rooftop   | <b>Approved</b>              |

**VI. Committee Reports:**

**A. Docks & Channels Committee Minutes:**

- |    |               |                  |
|----|---------------|------------------|
| 1. | May 14, 2009  | <b>No Action</b> |
| 2. | June 11, 2009 | <b>No Action</b> |

**B. Finance Committee:** July 16, 2009

**Director Dew moved and Director Love seconded the motion to accept the minutes of the Finance Committee as read by Treasurer Shugert dated July 16, 2009. The motion carried unanimously.**

**C. Insurance Committee Meeting** **None**

**D. Landscape Committee Meeting** **None**

**E. Safety Committee Meeting Minutes:** July 9, 2009

**Director Bacon moved and Director Love seconded the motion to approve the minutes of the July 9, 2009, Safety Committee meeting. The motion carried unanimously.**

**VII. Correspondence**

**A. In-coming:**

1. Letter dated July 2, 2009 – City of Coronado

**Director Dew moved and Director Tolles seconded the motion to entertain a presentation by City Engineer Dave Johnson to the Board on the proposed lighting fixtures. The motion carried unanimously.**

General Manager Peterson asked that a committee be set up to review and approve the light fixtures. Directors Tolles, Brown and Dew were asked to serve.

**Director Bacon moved and Director Love seconded the motion to have a committee of volunteers meet with the City and General Manager Peterson to approve lighting for the Cays. The motion carried unanimously.**

2. Letter dated July 7, 2009 – City of Coronado, Notice of Violation **No Action**

3. Letter dated July 16, 2009 – City of Coronado, Blue Curb Zone **No Action**

4. Letter dated July 17, 2009 – Theodore Hamm, Waterways **No Action**

**B. Out-going: none**

**VIII. President's Report: President Herring **No Action****

President Herring discussed highlights from his report:

**A. Coronado Cays Concert in the Park celebrating our 40<sup>th</sup> Anniversary. President Herring thanked Director Bacon for her efforts on a poster announcing same.**

**IX. Treasurer's Report - Bob Shugert**

Treasurer Shugert reported that the CCHOA combined financial statement for May 2009, the eleventh month our fiscal year, was below-budget in the amount of \$66,140. All villages were below-budget, but Common Administration was over-budget due entirely to our legal fees being substantially over-budget.

All villages and Common Administration were on target to meet the budgeted fiscal year-end reserve balance.

The CCHOA combined financial statement for the fiscal year ending June 30, 2009, was below-budget in the amount of \$94,626. Most of the villages were under-budget and the Common Administration was over-budget due entirely to legal fees associated with the waterways lawsuit.

All villages are on target to meet their respective reserve funding requirements.

Village surplus operating funds will be transferred to their respective reserve funds. Common Administration will transfer funds from their reserve fund to cover the over-budget amount. Please see Resolution 09-05.

Treasurer Shugert reported that with the exception of the legal expenses associated with the waterways lawsuit, he was very pleased with the financial results of the past fiscal year. He commented that the village directors and the CCHOA management staff have done an outstanding job of staying on top of expenses as well as effectively managing CCHOA resources in terms of productivity increases and personnel utilization.

**Director Dew moved and Director Brown seconded the motion to approve the Treasurer's Report as read by Treasurer Shugert. The motion carried unanimously.**

**X. Manager's Report:**

General Manager Peterson discussed highlights of his report:

- A There will be a requirement to install stand pipes on any new docks not built like-for-like. Dock Master Brenden met with Pete Swift of Swift Docks, to discuss the stand pipes a Newport Beach company was required to use. In that situation single family homes were not required to have them, they will be required here.

**XI. Old Business**

A. Resolution 09-01, Members' Handbook Section 9.18.4.2 - Mardi Gras Village Architectural Guidelines

B. Resolution 09-02, Members' Handbook Section 3.1.  
Prohibited Activity, Outdoor Lighting

C. Resolution 09-03, Bulkhead Preservation

**Resolutions 09-01, 09-02 and 09-03 were tabled until the next regular Board meeting on September 24, 2009.**

D. Resolution 09-04, Members' Handbook Section 13.7(2)  
Tree Removal (amendment)

**Director Love moved and Director Bacon seconded the motion to approve Resolution 09-04 for distribution to the Membership. The motion carried unanimously.**

E. Resolution 09-05, Surplus Transfer, fiscal year-end June 30, 2009

**Director Love moved and Director Besikof seconded the motion to approve Resolution 09-05. The motion carried unanimously.**

F. Coronado Cays Concert in the Park

No Action

G. Proposed Resolution, Granting Legal Liaison Committee Authority to Monitor Delinquent Fees

**Director Dew moved and Director Brown seconded the motion to approve Resolution 09-06 Granting the Legal Liaison Committee Authority to Monitor Delinquent Fees. The motion carried unanimously.**

**XII. New Business**

**A. Delinquent Assessment Reports:**

- |                  |           |
|------------------|-----------|
| 1. June 19, 2009 | No Action |
| 2. July 17, 2009 | No Action |

**B. Proposed Resolution – Amendment to Members’ Handbook Sections 12.2.12 and 12.2.15:**

**Discussion:** Tabled until the next regular Board meeting on September 24, 2009.

**XIII. Oral Communications:**

Ella Croshier, 25 Blue Anchor Cay Road – Discussed her concerns with the proposed expansions of Mardi Gras properties.

**XIV. Announcements:**

The Board will next meet for the 38<sup>th</sup> Annual Meeting at Loews Coronado Bay Resort on Thursday, August 6, 2009, at 4:30 p.m. On Friday, August 7, 2009, the Board will meet at 9:00 a.m. to appoint officers. The next regular meeting of the Board will be on Thursday, September 24, 2009, in the Grand Caribe Room.

**XV. Adjournment**

The meeting adjourned at 3:32 PM.

**CERTIFICATION OF BOARD & APPROVAL OF MINUTES:**

“This is to certify that the Coronado Cays Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard for the best interests of the community and its members; has exercised discretion with the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and, hereby approved the authenticity of actions reported in minutes of this meeting.”

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C. David Herring, President

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Fred Brown, Secretary