

RENAISSANCE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION  
September 10, 2019.

Attendees: L. Stambaugh, President, W. Bielas, Vice President, Lisa Roth, Treasurer, D. Eaton, Secretary, R. Kohn, Member, L. O'Reilly, General Manager, T. Campbell, Assistant to the Manager.

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Call to Order: The regular meeting was called to order by L. Stambaugh at 7:08 p.m.

**Approval of Minutes:**

**MOTION:** D. Eaton moved, and R. Kohn seconded, approval of the minutes of the regular meeting held on July 18, 2019. Motion passed unanimously.

**Treasurers Report:**

L. Roth reported that the finance committee reviewed the June and July 2019 financials.

L. Roth's report stated the Association's total cash position continues to be strong with approximately \$6.952 million as of the end of July. The operating account is funded by revenue resulting from our owner assessments and interest income from the investment accounts. For the most recent month of July we had roughly \$246,606 in our operating account and we had roughly \$3.5 million, in our reserve account. We had approximately \$3.162 million in our construction escrow account as of the end of July and month to date we had a shortage of \$22,550 compared to the budget. Our investments are broadly dispersed over approximately 36 different financial institutions, and include conservative investments designed to preserve our principal, such as traditional, market linked and inflation-protected CD's and money market funds.

**MOTION:** L. Roth moved, and D. Eaton seconded, acceptance of the June 2019 financials. Motion passed unanimously.

**MOTION:** L. Roth moved, and L. Stambaugh seconded, acceptance of the July 2019 financials. Motion passed unanimously.

**President's Report:**

L. Stambaugh summarized the executive session and announced the acceptance of the Michael Wall Engineering proposal which would analyze the buildings power capacities and capabilities for vehicle charging stations. L. Stambaugh explained that the board met with Investcal Realty, the owners of the commercial spaces, and discussed their tenants trash usage and storage. L. Stambaugh announced that the concrete benches restoration in

the courtyard is complete. The board thanked Mr. Shor for his insight and help with proposals through the process. L. Stambaugh discussed that board had looked at a proposal from Webpass that would provide an additional internet service to the building. L. Stambaugh explained that the board had decided not to accept the proposal because of Webpass's resistance to conform with the association's bylaw "Right to termination" agreement terms in their proposal.

### **Managers' Report**

T. Campbell announced that Building Link is online with currently 183 units being active out of 228.

### **Owners Comments and Suggestions**

L. O'Reilly explained that an owner has asked for the board to look into a proposal to have water sensors installed in all units. L. O'Reilly Stated that he had contacted the manager of the Meridian and it had cost approximately 200,000 dollars, resulted in many false alarms and required all units to have WIFI. L. O'Reilly stated he will continue to look into this with other high rises and report back.

L. O'Reilly stated that a homeowner has written to the board regarding scooters being parked on the sidewalks. The homeowner would like the board to employ Scoot Scoop to remove the scooters left behind on our property.

**MOTION:** D. Eaton moved, and L. Roth seconded, authorizing management to employ Scoot Scoop to remove left behind scooters on the property. Motion passed unanimously.

L. O'Reilly stated that he had received a letter to the board asking that murals be painted on \*1. R. Kohn advised the lighting and signage committee will be looking into this as part of their remodeling project.

L. O'Reilly explained that the association had received a Notice of Claim from the city and the claim explained that someone had tripped on the property. Furthermore, the letter explained that the Building had an indemnification agreement on file making the HOA responsible for liabilities, since the parking garages where underneath the sidewalks. L. O'Reilly reported after many letters, emails and calls management was able to convince the city that this had happened across the street from the property and was not a Renaissance incident.

## **Committees / Task Force:**

### **Grounds:**

L. Stambaugh reported that LaBahn's landscaping has been doing a good job. L. Stambaugh explained that they had had some communication issues from the start but have begun working to improve communication.

### **Social:**

R. Kohn reported that the committee is in the process of getting ready for two events. First, Ocktober Fest on October 12<sup>th</sup> from 6-7p.m. and second, "Lets Taco About it" a community lunch and learn hosted by a local reporter that will cover many local hot topics.

### **Neighborhood Alliance Task Force:**

D. Eaton asked Owner Mr. Shane Smith to discuss his email to multiple city officials and agencies regarding the homeless at the new Stockdale building. Mr. Smith discussed the specifics of the email regarding the recent incidents. The board thanked Mr. Smith for his efforts and email.

### **Electric Charging Stations:**

R. Kohn explained that the association had just signed the Michael Wall engineering proposal. R. Kohn explained that he has been in touch with SDGE and they have been able to give him a road map to their requirements with electric vehicle charging stations and what steps are required to get them engaged. The Michael Wall Proposal is the first of these steps towards to final proposal for the electric charging stations with a SDGE approval. He also reported that he had met with Siemens representatives who are helping with details on charging stations. As more information develops, R. Kohn will report back.

### **Lighting and Signage:**

R. Kohn announced the task force is continuing to evaluate several lighting, appearance and other changes for the building entrance and related areas and will report further at a future meeting.

### **Gym:**

W. Bielas reported that he is approaching a final proposal. They are currently reviewing the specs of the sound mitigation, quieter equipment and new HVAC that includes a fresh air supply.

Old Business:

**Front Entrance Turnaround:**

L. O'Reilly stated that at the last board meeting discussion took place regarding the turnaround parking and was tabled until this meeting. L. O'Reilly explained that rule 14.19 stated "The Horseshoe Drive area (between the entrance and exit to the main garage on Front Street) is ONE-WAY and may be accessed only from the garage entrance driveway. This area is for passenger pick-up and drop-off; parking of vehicles is not permitted in this area. Any vehicle left unattended is subject to immediate towing WITHOUT NOTICE at the violator's expense." And that the board delegated discretion of the turnaround to the Manager years ago for association contractors etc.. L. O'Reilly further explained that to meet the homeowners request the board must either revoke the delegation and enforce the rule or change the rule.

**MOTION:** D. Eaton moved, and L. Stambaugh seconded, management to have the association attorneys re-draft the turnaround rule to address the concerns while also making sure it is not create an unreasonable burden to residents at the Renaissance then present the revised rule at the next meeting for discussion. Motion passed unanimously.

**MOTION:** D. Eaton moved and L. Roth seconded adjournment of the meeting at 8:11 p.m. Motion passed unanimously.

Respectfully submitted:

Dan Eaton, Secretary  
11/12/2019