

RENAISSANCE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TELEPHONIC REGULAR SESSION  
April 7, 2020.

Attendees: L. Stambaugh, President, W. Bielas, Vice President, Lisa Roth, Treasurer, D. Eaton, Secretary, B. Steadman, Member, L. O'Reilly, General Manager, T. Campbell, Assistant to the Manager, Jon Epsten, Association Counsel, Tiffany L. Christian, Director of Marketing & Client Relations at Epsten APC.

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Call to Order: The regular meeting was called to order by L. Stambaugh at 7:03 p.m.

**Approval of Minutes:**

**MOTION:** D. Eaton moved, and W. Bielas seconded, approval of the minutes of the regular meeting held on January 8, 2020. Motion passed 4-1 with B. Steadman abstaining. Minutes were accepted and ratified.

**MOTION:** D. Eaton moved, and B. Steadman seconded, approval of the minutes of the emergency Board meeting held telephonically on March 18, 2020. The motion passed unanimously. Minutes were accepted and ratified.

**Treasurer's Report:**

L. Roth discussed changes to the Finance charter.

**MOTION:** L. Roth moved, and D. Eaton seconded, approval of the 2020 amended Finance Committee Charter. The motion passed unanimously. Charter was accepted and ratified.

L. Roth thanked Kent Gibson, an owner, for his dedication and help in this past year's Finance Committee.

L. Roth announced the new Finance Committee. The new members are Lisa Roth, Dan Eaton, Scott Silverhill, Carlos Oliveira, Jacob Shor, Robb Kohn, and Michelle Schueren.

L. Roth reported that the finance committee reviewed the December, January, and February 2020 financials.

L. Roth's report stated the Association's total cash position continues to be strong with approximately \$6.9 million as of the end of February. 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 February, we had roughly \$170,000 in our operating account and we had roughly \$3.6 million in our reserve account. We had approximately \$3.1 million in our construction escrow account as of the end of

February and month to date we had a surplus of \$10,170. 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 December 2019 financials. The motion passed unanimously. December Financials were accepted and ratified.

**MOTION:** L. Roth moved, and D. Eaton seconded, acceptance of the January 2020 financials. The motion passed unanimously. January Financials were accepted and ratified.

**MOTION:** L. Roth moved, and D. Eaton seconded, acceptance of the February 2020 financials. The motion passed unanimously. February financials were accepted and ratified.

**MOTION:** L. Roth moved, and D. Eaton seconded, to record a lien on APN# 535-066-13-49, if payment is not received by April 29<sup>th</sup>. The motion passed unanimously.

### **President's Report:**

L. Stambaugh summarized the executive session which included the approval of the minutes, delinquency review, discussion regarding not waiving late fees and interest policy for assessment during the Covid-19 crisis, update on the commercial property owners' trash can storage agreement and the discussion regarding engaging a firm to help develop the annual "Life at the Renaissance" survey.

L. O'Reilly recited a resolution that the Board will not meet monthly as stated in Section 7.7 of the Bylaws.

**MOTION:** D. Eaton moved, and L. Stambaugh seconded the resolution that shall not meet monthly. The motion passed unanimously. The resolution was accepted and ratified.

### **Owners comments and Suggestions:**

L. O'Reilly announced that management has received a revised letter from an owner requesting if the gym soundproofing is not effective, to limit the gym hours, and remove the free weights and weighted balls because of potential noise disturbances to her unit. W. Bielas stated that the Board will wait until the gym remodel is finished to further assess if the noise disturbances will continue.

L. O'Reilly stated that management had received a letter from an owner asking the Board to consider installing a smart TV within the North Tower Community Room to host entertainment events for residents. L. Stambaugh stated that this is the type of matter that

would be included in the “Life at the Renaissance” survey to obtain broad Member sentiment regarding interest in this kind and other similar suggestions.

L. O’Reilly explained that the Board had received a letter from an owner regarding precautions taken because of the Covid-19 crisis. L. O’Reilly further stated that the owner is requesting installations of FOB-activated automatic interior doors. L. O’Reilly reaffirmed that all entrances and handles to these entrances are being sanitized three times a day by the janitorial staff. L. Stambaugh explained that the automatic doors would be another type of matter to be included in the Renaissance survey to determine Member priority and interest in this suggestion.

**MOTION:** B. Steadman moved, and W. Bielas seconded propping open the \*1 mailroom door, until the “shelter in place” is over, to avoid additional contact on surfaces due to Covid-19. Motion failed 2-2 with L. Stambaugh abstaining.

L. O’Reilly stated the Board has received an email asking to have hand sanitizers installed in the lobby instead of the entrances. L. O’Reilly reported that since the email the building has received additional hand sanitizer stations and has had them installed in the lobbies as well as the entrances. Additionally, L. O’Reilly noted disinfecting wipes are located at the front desks and the homeowner has been contacted and his concern satisfied.

L. O’Reilly explained the Board has received a letter from the Owner of unit 1304 asking for a waiver of the Architectural guidelines, sound underlayment requirements, to have three tiles replaced. The Board discussed concerns regarding sound transmission and the possibility of future nuisance liability.

**MOTION:** D. Eaton moved and B. Steadman seconded the approval of waiving the sound underlayment requirements listed within the governing documents architectural package subject to a sound transmission/nuisance provision being accepted by the Owner. Motion passed 4 to 1, with L. Roth opposed. Waiving of the Sound underlayment architectural requirements were accepted and ratified.

**MOTION:** D. Eaton moved and L. Roth seconded asking Counsel to draft an indemnification agreement for the sound underlayment architectural requirement waiver with the stipulation that the Owner is financially responsible for the production and recording of the document. The motion passed unanimously. The indemnification agreement motion was accepted and ratified.

L. O’Reilly stated that the Board had received two comments regarding the annual meeting. The first was that the food was great but the owner recommended considering pulled chicken instead of pork next time because of dietary restrictions. The second was to thank whoever was in charge of setting up the annual meeting for a job well done. The Board concluded that this should be taken up by the Social Committee.

L. O'Reilly announced the Board has received a letter asking them to reconsider re-opening the pool. The Board discussed CDC guidelines regarding pools, a ruling in Riverside county regarding mandatory pool shutdowns, and the recommendation of San Diego County officials that pools be closed. The Board decided to keep the pool closed until circumstances change.

L. O'Reilly announced that AT&T has contacted management and advised them that they will no longer be offering AT&T U-Verse for new customers. However, costumers currently using the service may continue to do so. Instead, AT&T will be offering its new streaming service.

### **Committees / Task Force:**

#### **Grounds:**

L. Stambaugh reported the membership of the new grounds committee: Barb Darby, Susan Chan, Sonja Glassman, and Jeannie Roehrs. L. Stambaugh stated the landscaping is doing well. It was noted that there were new plants located in the planter on the west side stairs because of a recent flood that destroyed the others and soon the trees in the plaza will be trimmed so they can maintain their health.

#### **Social:**

B. Steadman announced that currently, the committee is on hold because of Covid-19. The Board discussed hosting a social event for the grand re-opening of the gym to provide instruction about the use of the new equipment. B. Steadman explained that Vitality Tap would cater the event bringing up some of their healthy products to showcase. B. Steadman and L. Roth additionally announced future thoughts of a Marina District party after the crisis ends.

B. Steadman announced he only had one Member, Ann Whalen, sign up for his committee. He thanked her for her participation.

#### **Gym:**

W. Bielas stated that the gym will re-open after one more piece of equipment arrives and the Covid-19 restrictions are lifted. Additionally, it was mentioned purchasing some photos to hang on the gym walls.

L. Stambaugh announced that EV charging station and Front Street entrance committees are on hold because the Board member involved in the project had not been re-elected by the Members. L. Stambaugh further explained that these ideas will be included as part of the future survey to determine Members' continuing interest for these projects, in light of the Members Board member vote.

**MOTION:** L. Stambaugh moved, and D. Eaton seconded adjournment of the meeting at 8:28 p.m. Motion passed unanimously.

Respectfully submitted:

Dan Eaton, Secretary  
May 5, 2020