

RENAISSANCE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
January 8, 2020.

Attendees: L. Stambaugh, President, W. Bielas, Vice President, Lisa Roth, Treasurer, D. Eaton, Secretary, R. Kohn, Member, T. Campbell, Assistant to the Manager.

Call to Order: The regular meeting was called to order by L. Stambaugh at 7:02 p.m.

Approval of Minutes:

L. Roth noted in the future to have managers report broken into separate paragraphs per subject.

MOTION: D. Eaton moved, and W. Bielas seconded, approval of the minutes of the regular meeting held on November 12, 2019. Motion passed unanimously.

Treasurer's Report:

L. Roth reported that the finance committee reviewed the November 2019 financials.

L. Roth's report stated the Association's total cash position continues to be strong with approximately \$7.14 million as of the end of November. 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 November we had roughly \$323,000 in our operating account and we had roughly \$3.6 million, in our reserve account. We had approximately \$3.16 million in our construction escrow account as of the end of November and month to date we had a surplus of \$20,797. 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 November 2019 financials. Motion passed unanimously.

President's Report:

L. Stambaugh summarized the executive session regarding the ongoing trash discussions with the commercial property owners, reported on the approval of the gym upgrade proposal, approval of a SDG&E transformer vault engineering design engagement and the decision to not approve a homeowner association common area remodel proposal from CC design

Owners comments and Suggestions:

T. Campbell announced management had received a proposal from 4 homeowners with design recommendations to remodel the common areas. L. Roth explained that the Board elected to not accept the proposal but thanked the homeowners for their work. L. Roth additionally explained that the Board had a lengthy discussion about going forward with consulting a professional survey company to get a comprehensive understanding from residents regarding "life at the Renaissance" including facilities, staff, security, among other things before proceeding with significant plans for changes.

T. Campbell explained management has received a letter from an owner requesting operational gym hours and a camera be installed for enforcement of ongoing noise disturbances to her unit. W. Bielas stated that the Board had decided not to restrict the gym's operational hours or install a camera until the gym remodel has taken place to further assess if the noise disturbances will continue.

T. Campbell announced pursuant to new election rules the names of the Board candidates running for election were posted by December 24th and ballots will be mailed in January after the "Meet the Candidates night". L. Stambaugh noted that the "Meet the Candidates night" has been moved from the 14th to the 15th of January.

T. Campbell explained that he has been working with the city to get the sidewalk trees that are missing replaced. T. Campbell announced that the city stated it will take up to 18 months to get this completed. W. Bielas stated that management should contact the "San Diego Downtown Partnership" and stated they have a budget for tree planting and they will be able to plant trees right away.

T. Campbell stated at the last board meeting the Board approved a rule change subject to owners' comments. D. Eaton read the one comment received in its entirety, the Board considered the comment and asked for any additional comments from the membership. No additional comments were given. D. Eaton addressed each of the points raised in the comment.

MOTION: D. Eaton moved, and L. Roth seconded, acceptance of amending rule # 14.19. Motion passed unanimously.

T. Campbell announced the Board had received a complaint from a homeowner who is upset with the new policy of holding packages at the lobby and wants to have it changed back to allowing packages to be delivered at the doors. T. Campbell noted that the front desk staff will be willing to bring up the packages to the units if a request is made to the front desk.

Committees / Task Force:

Grounds:

L. Stambaugh reported that LaBahn's landscaping is doing a great job with their new manager and will soon propose some tree trimming throughout the project.

Social:

R. Kohn reported that the holiday party was a great success with record breaking numbers in attendance. R. Kohn stated that additional funds may be left in the budget to hold one more event before the end of the fiscal year.

Electric Charging Stations:

R. Kohn explained the Board has received an SDG&E transformer vault engineering proposal, which is a necessary step in the electric charging stations. The Board approved this in executive session and updates will follow in upcoming meetings.

Lighting and Signage:

R. Kohn announced that Tecture design will be coming to the site this month to start designing drawings to propose for the front entrance. R. Kohn stated that next the committee will meet and go over the proposals as well as allow residents to view the drawings and report back to the Board for follow up.

MOTION: L. Stambaugh moved, and D. Eaton seconded adjournment of the meeting at 7:37 p.m. Motion passed unanimously.

Respectfully submitted:

Dan Eaton, Secretary
TBD