

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
DECEMBER 8, 2014
CLUB 22, 4033 TERRA GRANADA DRIVE

ROLL CALL: All Mutual 22 Board Members were present: Ping Tse, President; Pat Murphy, Vice-President, Maureen Lawson, Secretary –Treasurer.

FROM MOD; Rich Perona, Landscape Manager and Rick West, Building Manager were present; Paul Donner, Dir. Mutual Operations was absent

LANDSCAPE REPORT

Rich Perona reported that routine seasonal maintenance is on schedule; rehab work has been completed for the year; and irrigation systems are off for the winter.

BUILDING MAINTENANCE REPORT

Rick West reported following work in progress: (1) AMAC scheduled repair fallen stucco under 4033 TG 3A balcony; (2) Gutter repairs, MOD estimated cost \$750 presented to mutual board; Five Star painting completed acid wash of 4025 carport floor and epoxy coat will follow weather permitting.

The following work has been completed: (1) New mailboxes and labels installed at 4029 and 4025 by MOD; (2) Concrete repairs completed to 4029 stair and railing; 4033 entry sign (under oak tree) repaired by MOD; (3) All units gutter cleaning completed by All Clear on 11/26; Authorization sent out for smoke detector battery replacements at a cost of \$860 for mutual. A new system will be implemented for smoke alarm battery replacements wherein installer will inform resident(s) when he is coming and each resident will sign off when replacements completed.

PRESIDENT'S REPORT

President Ping Tse reported the following items: The 4033 elevator replacement is budgeted for 2015 at a cost of 68,480.00. When the board learns of the impending week for the work to be completed we will notify the residents. Residents on third floor of 4033 will have to take the stairs or ask Securitas for assistance; floors one and three will have to work out accessing the garbage room either via stairs or assistance from a neighbor.

The 4025 carport fire rebuilding was paid for by the resident's insurance company in the amount of \$81,426.34; the insurance company refused to pay for the replacement landscaping around the carport reasoning that the resident does not own the land and also will not pay for carport floor epoxy coating determining that the work is cosmetic related and not structure integrity related. To date the mutual has or will be paying the following work related to the carport fire: \$3,479.71 for landscaping rehab; \$950 for epoxy coating

on carport floor; \$140 for two acid washdowns of resident's entry landing and steps for a total to date of \$4,569.71

Permits for remodeling: The President reiterated the important requirement that all residents must obtain first approval from our mutual board, then a permit from MOD for the work to be performed, and a possible permit from the City of Walnut Creek depending on the specific work. If permits are not obtained and approved by MOD and City of Walnut Creek, MOD and/or the City of Walnut Creek may require the remodeling to be removed and put back in the original state. All remodeling contractors have to have their insurance coverage on file with MOD. After the work is completed MOD and possibly the City of Walnut Creek inspectors will approve (or disapprove) the work done and sign off on the job if approved.

RESIDENTS' FORUM

Adrienne Haaland asked that the flashing above her unit be repaired and Rick West will take care of it. Adrienne also asked if a high-rise toilet could replace the regular one in the Club 22 Womens' Room. The mutual secretary will email Rick West about this possibility and cost estimate. Nazli Monahan has green mold on her balcony and it was suggested she use some bleach to wipe it off if necessary. Pat Murphy has rust spots on her entry concrete and it was suggested that she use a "brick scrubber" which can be obtained at Home Depot.

DECEMBER 14 HOLIDAY BRUNCH

Activities Chair, Pat Murphy, reminded the residents of the forthcoming Holiday Brunch at 11:30 a.m. at Stanley Dollar Club House next Sunday, December 14, and to please bring their friends and/or relatives to bring the total guest list to at least 30 people. The cost of \$25 per person is payable to Pat Murphy (4033 6B,)

BEAUTIFICATION COMMITTEE

Donna Shaw reported that the committee did a walk-thru of the mutual and found no major problems related to clutter, etc.

ADJOURNMENT

The meeting adjourned at 12:00 noon. Next Quarterly Meeting is Monday, March 9, 2015.

Respectfully submitted,
Maureen Lawson
Secretary-Treasurer
Mutual 22

