

M I N U T E S
WALNUT CREEK MUTUAL TWENTY-EIGHT
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 13, 2017 AT 3:00 P.M.
BOARD ROOM – GATEWAY

President Richard Saillard called to order the special meeting of the Board of Directors of Walnut Creek Mutual Twenty-Eight at 3:00 p.m. on Monday, February 13, 2017, in the Board Room, Gateway Clubhouse, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Richard Saillard, President
 Richard Sheridan, Vice President

Absent: Virginia Lawson, Treasurer/Secretary

Mutual Operations staff was represented by Anne Paone, Administrative Secretary.

Four resident members were also present, including members of the Paint Selection Committee, Mary Howden and Jean Brown.

Mr. Saillard reported that there would be a discussion on four topics at this meeting.

1. Additions on Buildings
2. Painting of Front Doors
3. Paint Schemes
4. Carports

Mr. Saillard gave a brief history of alterations within the Mutual. Some patios have been enclosed, storage areas built, etc. People buy units and do not always understand that alterations become their responsibility.

Carport painting is included in the reserve study. The issue is whether to paint them as the buildings are painted or paint them separately at another time.

Mr. Saillard moved to paint the carports at the same time as the buildings associated with them are being painted. Mr. Sheridan seconded and the motion carried without dissent.

MOD is assessing the buildings and will provide the Board with a list of repairs needed to any alterations. The issue is whether to notify the owner of the additions/alterations about the necessary repairs and painting or have MOD do the repairs and painting.

Mr. Saillard moved that residents with additions, storage units or divider walls be assessed a reasonable fee for those to be painted by the Mutual. Mr. Sheridan seconded and the motion carried without dissent.

Mr. Saillard reported that replacing of front doors requires a permit. It is considered an alteration. The door would then become a resident's responsibility. Many doors have a finish and do not require painting.

Mr. Saillard moved that the Mutual building painting project should not include replacement front doors. Mr. Sheridan seconded and the motion carried without dissent.

Color schemes were discussed. It was the consensus of those in attendance that it would not be considered aesthetically pleasing to see different color schemes within the Mutual. After some consideration,

Mr. Saillard moved to direct the paint committee to select one scheme to apply to the entire Mutual. Mr. Sheridan seconded and the motion carried without dissent.

There was discussion regarding broken door bells. If the door bell is part of the original door, the Mutual will repair or replace it when the front door is painted.

RESIDENTS' FORUM

No questions or comments.

ANNOUNCEMENT

Next meeting: **Regular Board Meeting**, Wednesday, May 24, 2017 at 10:30 a.m. in the Board Room at Gateway Clubhouse.

Annual Meeting, Wednesday, March 1, 2017 at 9:30 a.m. in the Donner Room/Event Center

ADJOURNMENT

Having no further business, the meeting adjourned at 3:45 p.m.

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight