

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 10, 2018 AT 9:30 A.M.
BOARD ROOM – GATEWAY COMPLEX
1001 GOLDEN RAIN ROAD, WALNUT CREEK, CALIFORNIA

President Carl Pischke called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, October 10, 2018 at 9:30 a.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT: President Carl Pischke
 Vice President John Herron
 Secretary Evan Spinrod

EXCUSED: Treasurer, Ron Reece
 Director, Kelly Boruszewski

MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager, and Anne Paone, Administrative Secretary.

President Pischke welcomed two residents in attendance.

APPROVAL OF MINUTES

Mr. Pischke asked for any corrections to the minutes of the July 11, 2018 regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Pischke reported that John Herron has done a great job as President. Mr. Herron reported that Sang has finished the electrical panels and is contacting the few units that weren't done, due to no access.

RESIDENTS' FORUM

None

MOD REPORT

Mr. West provided the following written report for the Board:

1. Clean and lube electrical panels 76 units and 7 meters. Contractor: Sang Electric (Completed with exception of 4 non-responsive units and 2 panel repairs).
2. 2901 PT Carport and Roofing Project – Contractor: A-One Construction -

(Engineer drawings sent to the city for permits). Schedule start date pending city approval.

3. Budgeting Estimate for siding replacement and painting sent to the board for review.
This includes estimates for buildings: 2809, 2825, 2833 & 2857.
4. Gutter cleaning for January 2019 – Contractors Five Star and Perfect Painting to bid on project. (Estimates presented to the board).

BOARD MEMBER'S REPORTS

None

COORDINATORS' REPORTS

Building (Carl Pischke)

Report given earlier in meeting.

Emergency Preparedness (John Herron)

Mr. Herron reported he is still trying to get a date for the drill.

Landscape (Linda Herron and Rebecca Pollon)

Ms. Herron reported that MOD's Rehab team was here last week for another round of rehab. They built a small moss rock wall beside the patio at 2833-4 to retain the soil and level the surrounding area. They did a total replacement of shrubs behind the manor at 2877-1. The remainder of their time was spent repairing header boards.

Raul is busy with leaves and late summer pruning. He also found time to remove a small patch of lawn behind the trash enclosure near the entrance to our entry. He replaced it with gravel. We will be planting shrubs there next spring.

We have been assigned a new MOD irrigation tech. Enrique has been a valued employee of Terra Landscape for 20 years. He is doing a great job for us in our entry.

Ed Waraner was in the entry recently to prune a liquid amber tree near the manor at 2921-1. He has also trimmed the pear tree adjacent to Ann Cantrell's patio. This is being done at her request and expense.

Ms. Herron has requested of Rebecca Pollon that the coyote brush once again sprouting on the GRF property above our entry be removed for fire abatement.

Ms. Herron is currently prioritizing a long list of areas that need attention next year.

No report from Ms. Pollon.

Financial (Ron Reece)

Mr. Donner reported that the September ending balance in the operating fund was \$40,628. The September ending balance in the reserve fund was \$319,598. The

Mutual is \$8,402 over budget. The approximate breakdown is as follows: Landscape is \$2,700 over budget and Building Maintenance-carpentry and electrical is over budget by \$3,600. Water is over budget by \$2,000. October, November, and December will trend down.

The Mutual should come in on budget.

Social (Roseanne Wright)

Ms. Wright reported that Sunrise Bistro will be used for the Holiday Party. It will be a buffet. Loving Spoonful will take place in February. There will be a Sky Watch tonight to see the ISS. (International Space Station) Ms. Wright is looking at relinquishing some of the Social duties. Mr. Herron reported there is a resident that may help. He sent her an email with the information. Linda Herron will place an article in the newsletter.

New Resident Greeter (Lynda Caputo)

Mr. Pischke reported that, to date, Ms. Caputo has not met with any new residents.

UNFINISHED BUSINESS

Mr. Herron reported that the Board decided to delay making a decision regarding earthquake insurance and will not put it in the budget for 2019.

The cost would be \$28.00 per manor per month for \$5,000,000 in coverage. The cost would be \$42.00 per manor per month for \$14,000,000 in coverage.

The Board will do more research.

NEW BUSINESS

A. Gutter Cleaning for 2019: Professional Gutter Services cannot do the gutters in January. They can do them in November or February.

Mr. Pischke moved to use Five Star for a cost of \$2,950 with the added requests and increase cost. Mr. Herron seconded and the motion carried without dissent.

B. 2019 Meeting Calendar: Board reviewed.

C. Reserve Projects for 2019: Mr. Herron reported that there will be painting and replacing of some siding. The Board discussed painting 2801-2833, including carports #1-#42. Painting of the carports would cost \$48,900. If they replace siding on 2809, the cost will be \$88,000 plus \$16,000 for painting. Next year they will replace some garden lights with LED lights.

D. Approval of 2019 Budget: Mr. Herron presented the budget line by line. A brief discussion was had regarding residents doing repairs. Mr. Donner advised the Board that residents should not do repairs on their own because the Mutual doesn't have insurance protection. No Worker's Comp.

Mr. Pischke moved to increase the reserves in the 2019 budget by an additional \$7.00 for a \$20.00 increase per manor per month for a total of \$775.00 per month per manor. Mr. Spinrod seconded and the motion carried without dissent.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:00 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty