

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 14, 2015 AT 9:30 A.M.  
BOARD ROOM – GATEWAY COMPLEX  
1001 GOLDEN RAIN ROAD, WALNUT CREEK, CALIFORNIA

President John Herron called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, January 14, 2015 at 9:30 a.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	President	John Herron
	Vice President	Carl Pischke
	Secretary	Roseanne Wright
	Director	Lynda Caputo

EXCUSED: Treasurer                      Harriett-Lee Keller

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

President Herron welcomed one resident in attendance.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the October 22, 2014, regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

None

RESIDENTS' FORUM

Ms. Caputo spoke on behalf of a resident and suggested the little grass area by the oak tree could be removed and asphalt could be installed. This area could be used for golf carts.

Ms. Herron reported that the area really should remain as it is for the health of the tree.

MOD REPORT

Mr. West reported the following:

1. MOD inspected all State Roofing vent connections from 2013 B/U roof project. All remainder connections where found correct. 3 alteration bathroom fan connections where found terminating in the attic. Mod to connect the ducting to

existing vents with (Y) and (T) connections. MOD will tie into external vents outside.

2. #2941 PT – carport soffit repair completed 1/7/15.
3. Meeting with Jim Hogue, the independent roofing consultant, for roof scope walk on 1/12/15.
4. Gutter cleaning by All Clear gutters to be completed by 1/14/15. Downspout screens have not been installed yet.

#### Proposed 2015 Projects

1. Phase 2 Tile to Comp Roofing Project - #2901, #2905, # 2909. #2913, #2925, #2941 including new gutters and downspouts. Est. Cost \$95,000.00.

Mr. West reported that Five Star will submit a proposal for grinding the sidewalk. The fence was blown down at 2909 Ptarmigan and is being replaced with a redwood fence.

#### BOARD MEMBERS' REPORTS

No reports.

#### COORDINATORS' REPORTS

##### Building (Carl Pischke)

Mr. Pischke reported that he repaired a few lights for residents.

##### Emergency Preparedness (John Herron)

No report.

Landscape (Linda Herron) – Ms. Herron reported that January means a new budget and new projects to tackle.

We hope to complete the following areas this year:

1. Finish the sidewalk in front of the two stories project by replacing aging junipers with boxwood and sunset gold in front of 2809.
2. Replace existing vacant areas and juniper and oleanders behind the rear lawn of 2809 and 2825 with boxwoods. Existing plants are aging and need constant pruning to provide residents with desired views.
3. Replace dying crape myrtle tree behind carport at 2865 with same variety to match others there.
4. Remove aging fire hazardous juniper hedge along sidewalk to entrance of 2877-2 and replace with viburnum hedge.
5. Complete the park project started last year by removing the lawn along the driveway across from 2885, capping sprinkler head and installing nugget redwood bark.

Rich Perona commented that the four crape myrtle trees along Ptarmigan below our

entry are not maturing. These are trees that were planted by GRF with the understanding that we keep them watered. He is going to have replacements installed after digging larger holes and using more topsoil at GRF expense. The annual tree inspection walk with Rich Perona and Ed Waraner will be later this month. Tree work will be scheduled to be completed by the end of March. Raul is removing the last of the leaves.

Financial (Harriett-Lee Keller)

No report.

Social (Roseanne Wright) – Ms. Wright reported that the Christmas luncheon was a great success. The food was great considering it was a different caterer. Ms. Caputo thinks there should be volunteers to help afterwards to wash dishes, etc. Mr. Herron would like Ms. Wright to give someone else the dinner/lunch for Christmas and she can monitor it.

New Resident Greeter (Lynda Caputo) – None this past quarter.

UNFINISHED BUSINESS

Mr. Herron reviewed work orders that have been completed. He reminded the membership that when events happen in their home, they may be able to use their own insurance to pay for any repairs that may need to be done.

2014 Roof Project/Gutters: Mr. Pischke reported there is dripping at the corners of some gutters. If a resident notices this, call MOD and they will repair them. They just need to be sealed.

Mr. Herron reported that 3 buildings are holding water near the doors. Only 5 downspouts were installed, not 7 as originally planned. Mr. West stated that Sorenson will put in the additional 2 at no charge. They will contact Carl to confirm locations.

Gutter Cleaning: Mr. Herron reported the carports need gutter screens also.

Water Usage: Mr. Herron reported that the Mutual is under budget. EBMUD sent a letter advising that there will be a 14% surcharge if they pump out of the Sacramento River. It is currently delayed, but the status may change. The Mutual should maintain its current usage.

NEW BUSINESS

Mr. Herron reported that the Smoke Alarm Program will be done the same this year as last year. The residents checked and changed the batteries. They will begin about February or March and the cost will be about \$200.

Mr. Herron reported that he would like old detectors replaced with new ones.

2015 Roofing Projects: Mr. West estimates the cost to be about \$95,000. There was

some discussion regarding how many buildings to do-5 or 6. Mr. Herron reported that last year it was \$85,000 for 6 buildings.

*Ms. Wright motioned to give the President permission to sign the roofing contract up to \$95,000 for 6 buildings. Mr. Pischke seconded and the motion carried without dissent.*

#### ADJOURNMENT

Having no further business, the meeting adjourned at 10:40 a.m.

The next regular Board meeting is scheduled for Wednesday, April 8, 2015 at 9:30 a.m. in the Gateway Clubhouse – Board Room.

/s/

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Roseanne Wright, Secretary  
Walnut Creek Mutual No. Thirty