

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, APRIL 8, 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, April 8, 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
	Treasurer	Harriett-Lee Keller
	Secretary	Roseanne Wright
	Director	Lynda Caputo

EXCUSED: None

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

President Herron welcomed eight residents in attendance.

#### APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the January 14, 2015, regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

#### PRESIDENT'S MESSAGE

Mr. Herron noted that two residents have passed away. He also advised the membership to be careful as some people have fallen. He reported EBMUD mandatory water cuts will be a total of a 20% reduction. Mutual Thirty is just about at that level. Fines can be \$10,000 per day. He reminded everyone to report leaks immediately. Many Mutuals are taking grass out to reduce water usage. Mr. Donner doesn't anticipate any problems at Rossmoor regarding compliance with water usage. This community has proven that it is very conscientious about water conservation and recycling.

#### RESIDENTS' FORUM

A resident asked about the golf course and its water. Mr. Donner reported that the golf course uses recycled water and some water from EBMUD. The pond has run-off water from Mutuals and water from the air conditioners. The creek also runs into the pond.

Ms. Caputo reported that a resident spoke to her about a fall that happened to her. It

was suggested that plain strips could be placed or painted on the sidewalks before the stairs and maybe on the top of a flight of stairs. This becomes a maintenance issue as they would need to be painted every two years and the strips may need to be replaced. The Board was reminded that sometimes a foot may catch on a strip which could actually cause a fall. The Board will consider if they need to take any action on this matter in the future.

A resident wondered why the Board was using the particular tile that they selected for the roofing project. Mr. Herron reported that the new roofing material is more durable and costs less to use.

### MOD REPORT

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

#### WORK IN PROGRESS:

1. Phase 2 Tile to Comp Roofing Project - #2901, #2905, #2909, #2913, #2925, #2941. Including new gutters and downspouts. Budget \$96,000.00.  
Estimated cost \$84,178.  
Project scheduled start date 4/13/15.
2. 2881 PT #1 – Termite treatment cost \$1,525.00.  
Antimite scheduled for treatment.

#### Follow up:

1. 3 alteration bathroom fan connections where found terminating in the attic. Mod completed connecting the ducting to existing vents with (Y) and (T) connections.
2. Gutter cleaning by All Clear gutters completed in January. Five Star to install downspout screens. On order.
3. Five Star completed 10 sidewalk grinds and replaced a 5'x 10' section of sidewalk by #2937 PT. COST \$2,200.00

### BOARD MEMBERS' REPORTS

No reports.

### COORDINATORS' REPORTS

#### Building (Carl Pischke)

Mr. Pischke reported that at the rear of 2909 #2, tiles had fallen off of the roof. He replaced six lights. Some of the plugs have cracked and failed. He placed extra ballasts and plugs in the shed for future use.

#### Emergency Preparedness (John Herron)

Mr. Herron reported they everyone is keeping an eye on the hills. There have not been any big emergencies. The Mutual has supplies and will have another drill in the summer or fall.

Landscape (Linda Herron) – Ms. Herron reported that the trees have been trimmed and there is no sign of stress due to the drought.

The majority of the rehab work has been completed.

1. In addition to the projects discussed in January, we also had the lawn in front of 2921-3 removed. The area under liquid ambers was root infested and impossible to keep green. Lodi gravel was added to tie into the adjoining dry creek area and we will soon plant a few plants to make it more attractive.
2. Terra Landscape has been asked to come in and remove the aging juniper hedge along the sidewalk at 2877-2 and replace it with a fire safe hedge of viburnum.
3. We are waiting for the GRF Trust landscape crew to replace the 4 crape myrtles along Ptarmigan.

Raul has been busy trimming ivy and shrubs. Last week he reseeded the lawn in front of 2941-2 where the plumbing excavation took place. It is being hand watered.

Drought Impact: The mulching we did last year is paying off. Rich Perona has been asked to reduce our landscape irrigation by another 10% in the entry. If needed, we can increase one or more stations or water individual stressed shrubs by hand.

We will have an order of plants delivered in two weeks. These will be used to replace aging shrubs in areas that are already being watered. Due to the drought, we are not creating new planting areas.

The new hedges planted by the Rehab crew have been heavily mulched to reduce the need for frequent watering.

A resident stated that he doesn't like the bark, but was advised by the Board that the Mutual needs to save water and this helps the Mutual in achieving that goal.

Financial (Harriett-Lee Keller)

No report.

Social (Roseanne Wright) – Ms. Wright reported that they are planning some events, but do not have any dates yet. The committee put up some Easter decorations. The committee will make permanent name tags for residents to wear at the social events. They will also schedule some home tours.

New Resident Greeter (Lynda Caputo) – No new residents this past quarter.

## UNFINISHED BUSINESS

Mr. Herron reported that the 2015 roofing project will start next Monday. Mr. West advised the Board that the materials will be loaded on the roofs this week. They will be doing six buildings and it will take about 6-8 weeks to complete.

Mr. Herron reported that the smoke detector program will be starting. The batteries are in the shed. He will have two volunteers to help. They hope to be done sometime this month. If a resident has the Handyman Service, the batteries may be changed through them. The resident should then advise the volunteer that it has been done.

### NEW BUSINESS

The contractors' code-of-conduct was discussed. There is a form that the contractor should sign as part of the alterations packet, along with the Rossmoor rules. Contractors that do not normally work in Rossmoor do not seem to know about these rules and therefore are not following standard practices for Rossmoor. Mutual Thirty has created their own rules of conduct and will give it to the resident to present to the contractor.

The basic Trust Agreement was discussed. TARR rewrote the Trust Agreement and removed language that no longer applies. Currently, there has to be 100% agreement to make any changes. GRF manages areas that are not taken care of by the Mutuals but are for the benefit of the Mutuals, such as the golf course, clubhouses, fitness center, etc. Mr. Herron called for a motion to approve the agreement.

*Ms. Caputo motioned to approve the rewrite of the Mutual GRF Agreement as presented. Ms. Keller seconded and the motion carried without dissent.*

### ADJOURNMENT

Having no further business, the meeting adjourned at 10:25 a.m.

The next regular Board meeting is scheduled for Wednesday, July 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