

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 20, 2016 AT 9:30 A.M.
BOARD ROOM – GATEWAY COMPLEX

President Claudia Edwards convened a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. FIFTY-SIX at 9:30 a.m. on Wednesday, April 20, 2016 in the Board Room of Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL PRESENT: Claudia Edwards, President
 Bill Eames, Vice President
 Susie Crist, Secretary/Treasurer

EXCUSED: None

Representing staff were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

Nineteen residents who were present were welcomed to the meeting.

REVIEW OF MINUTES

Ms. Edwards asked if there were any corrections or additions to the regular Board meeting minutes of January 20, 2016 and the Special Meeting of March 2, 2016. Hearing none, she declared them approved as written and reviewed.

LANDSCAPE REPORT

Ms. Edwards stated that Mr. Perona has done a masterful job in creating a beautiful Rossmoor.

Mr. Perona introduced Ms. Pollon. She will be the new landscape Manager when Mr. Perona retires in May. He reported that she has a degree in Landscape Design from UC Davis.

Mr. Perona read the following report:

LAWN MAINTENANCE: Lawns are being mowed as weather and growth dictates. All turf areas were fertilized at the end of March and will be fertilized again in the first half of May. Turf is being aerated to improve water penetration. All turf areas are being sprayed for broadleaf weeds.

Irrigation is watering two days a week as required by EBMUD.

ENTRY MAINTENANCE: Detail/pruning work includes ground cover edging and pruning of all non-flowering shrubs.

Irrigation inspections have begun, and all irrigation will be checked for repairs and coverage issues. Annual color will be installed in the color spots at the two entrances.

TREE MAINTENANCE: Scheduled tree pruning was completed earlier this spring. Several Ash trees and a dead Monterey Pine were recently removed. Rebecca will schedule a walk with Bob Crist.

LANDSCAPE REHAB: There are no scheduled landscape projects at this time.

Mr. Perona reminded the Board that the Mutual can decide if they want to plant drought resistant plants. It will probably happen in 2018 per their budget.

FINANCIAL REPORT

Mr. Eames reported that the special assessment passed. The Board is looking at contracts for the work to be done. The Mutual would like to meet with Tim O'Keefe to review the process between GRF and MOD. Mr. Eames is concerned that the bids are not "apples-to-apples", which makes it difficult to assess the bids being presented. Mr. Eames would like to meet on May 23rd. Mr. O'Keefe will look at his schedule and advise the Board when he is available.

Mr. Donner reported that the Mutual is better than budget by \$13,337. Utilities is better than budget by \$14,000, but this is seasonal. The Mutual is right on budget.

Ms. Edwards reported that the Board is working on a solar policy for the Mutual.

BUILDING REPORT

Mr. West reported the following:

1. 2016 proposed new Fences, trellis, roofing and dry rot repairs for seven buildings will be going out to bid. Estimated cost \$383,000.00. 2016/2017 estimated total project cost \$882,000. Five Star general contractor package estimate \$808,192/MOD rehab \$73,906.
2. 1931 Lakeshire – replacement of 7' x 10' section of concrete sidewalk due to tree roots. Five Star estimate \$1,250. (scheduled).

Follow Up:

3. 1931 Lakeshire – underground downspout drain clogged with roots, cannot be cleaned. Davis Plumbing estimate to replace 8' pipe \$543.87 (completed).
4. 1929 Lakeshire – Concrete is lifting due to tree roots. Five Star cost \$6,825. (completed).
5. 1919 Lakeshire rain leak roof repaired. Interior damage repair. (completed).

COMMITTEE REPORTS

Building/Maintenance

No report.

Emergency Preparedness – Mr. Samuels stated that there are emergency

packs and forms available. Residents should touch base with their neighbors to let them know if they will be gone.

Mr. Eames stated that residents should make sure they always have a second way to exit their home in case of a fire.

Landscape Report – Mr. Crist reported that the sprinklers are back on. If you see any broken sprinklers, call the work order desk to report it. He would like residents to report any dead or dying trees to him.

Treasurer/Secretary Report – Ms. Crist reported that there is currently no newsletter, but one will be published in May. Submit any articles to her. Ms. Crist advised that she has some extra rosters available for the residents.

Ponds Report – Ms. Edwards reported that the ponds are in good shape. If there is a power outage, the lights will be reset. If a resident notices any problems, please let Ms. Edwards know.

Social Committee – Ms. Edwards reported that the Social Committee will need a new chair. Susie Crist said she will help. She will do it if she has a committee to help, too. Sheila Egdal said she will work with Ms. Crist. There is a BBQ in August at the Dollar Clubhouse. The first Monday in December will be the holiday party at the Dollar Clubhouse. They need to get a new caterer.

PRESIDENT'S REPORT

No report

RESIDENTS' FORUM

Bob Crist reported that there are a lot of mosquitoes. Mr. Donner reported that they should call Contra Costa County Mosquito Abatement. They will come out.

Ms. Edwards reported that there are mosquito fish in the ponds.

A resident asked if the Mutual would consider redoing the mailboxes. The Board will address this issue after the bids come in for building maintenance work.

A resident reported calling MOD every few months to fix the gate. Mr. West reported that gates will be done this summer.

Mr. Samuels reported that there were a few roof leaks that were repaired. He wanted to know if he will be contacted to have the interior painted. Mr. Donner reported that he will be contacted.

Ms. Crist thanked MOD for all of their work and said they do a wonderful job.

Mr. Donner will check the catch basin by Harvey Samuels's home for the placement of screening or bars.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next board meeting is scheduled for Wednesday, July 20, 2016 at 9:30 a.m., Board Room at Gateway.

ADJOURNMENT

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

/s/

Susie Crist, Secretary
Walnut Creek Mutual 56 (Lakeshire)