

He believes a special assessment will be necessary to do the roofs. Various costs for roofing were discussed.

Mr. Eames proposed that Keith Peddle check the Mutual with an ice pick to check trellises, fences and other items for dry rot.

Mr. Eames motioned to have the Board approve him walking the property with Keith Peddle at Mr. Peddle's rate of approximately \$70 an hour. Ms. Edwards seconded and the motion carried without dissent.

BUILDING REPORT

1. Rough estimates presented to board from Five Star for new Fences, trellis, Building paint and roofing. We also received another Roof bid from Marco Roofing. These numbers will be used to adjust Helsing Reserve Study - estimated cost for budgeting future projects.
2. Replacement of Smoke Detector batteries. Completed by All Clear. Cost \$1,000.

Mr. West reported that the study from Helsing should list every item with a monetary value to repair or replace. Some numbers are accurate, but some are low. The numbers will be adjusted this year and resubmitted to Helsing. Then the report will be more accurate.

The roofs are 30-year roofs and have about 4 years left. The history of leak repairs is monitored and will indicate if it is more cost effective to replace a roof rather than repair it. It will also indicate if a roof needs to be replaced before the 30 years are up.

The Helsing report lists the estimated cost at \$688,000 to replace, but estimates have come in between \$440,000-\$480,000, depending on the type of roof. It is most important to know the estimates for budgeting purposes.

There was some discussion on how to pay for projects. Mr. Eames and Ms. Edwards felt that special assessments would be a better way to go versus raising the monthly assessments. No decision has been made. The Board is thinking about these issues.

COMMITTEE REPORTS

Building/Maintenance

The Mutual still needs a chair for Building/Maintenance. If anyone is interested, please contact the Board.

Emergency Preparedness – Mr. Samuels stated that if you will be away from home you should let your neighbors know. Think about giving a key to someone. Everyone needs to watch out for each other. There are

emergency forms that can be completed and returned to Mr. Samuels. Let him know if you have a golf cart because if there is an emergency or disaster, it could be easier to get out of Rossmoor with one.

Landscape Report – Mr. Crist reported that landscape is progressing. Front yards have been done around Lakeshire and Whitehall. The lawns have been killed behind Lakeshire and bark was put in behind Lakeshire. Plants will be added after the drought. The Tice triangle has rock and bark and has been re-landscaped. Mr. Perona reported that EBMUD will provide a credit on the September water bill of \$19,628 due to the removal of 39,265 square feet of lawns. Valley Crest will reduce their maintenance fees to compensate for fewer lawns to mow and maintain. Bill Eames advised Mr. Crist that water usage is down by 36%. Phyllis Christopher is looking into artificial turf. Mr. Perona installed some deep-watering drips to try to save the Redwoods. Mr. Perona reported that the 4 years of drought is affecting a lot of the trees in Rossmoor. Pine trees naturally drop their needles July, August, and September. He will check a resident's trees because she thinks they are dropping more than normal. Bari Winchell is getting deserved re-landscaping. Valley Crest will do the work.

Treasurer/Secretary Report – Mr. Crist reported for Ms. Crist. She welcomed the new residents. Some residents were observed feeding squirrels. They attract rodents, especially rats, so do not feed the squirrels. If anyone has an article for the newsletter, please email Susie. The next newsletter will probably go out at the end of August.

Ponds Report – Ms. Edwards reported that work is being done on the ponds. If you have any issues, please email her.

Social Committee – Flyers went out to residents. The summer BBQ will be on August 20th and the cost is \$39. It starts at 5:00 at Stanley Dollar Clubhouse.

PRESIDENT'S REPORT

No report.

RESIDENTS' FORUM

There were some questions about artificial grass and any restrictions. Residents cannot put anything on Mutual common area.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

Please let the Board know when lights are out.

The next board meeting is the Annual Meeting scheduled for Wednesday, October 21, 2015 at 9:30 a.m., Vista Room (Hillside).

ADJOURNMENT

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

/s/

Anne Paone, Assistant Secretary
Walnut Creek Mutual 56 (Lakeshire)