

MINUTES  
WALNUT CREEK MUTUAL FIFTY-NINE  
REGULAR MEETING OF THE BOARD  
TUESDAY, JANUARY 12, 2016 AT 1:30 P.M.  
BOARD ROOM, GATEWAY COMPLEX  
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

ROLL CALL

PRESENT:	Dave Peters	President
	Vic Vigil	Vice President
	Chuck Walls	Treasurer
	Linda Fletcher	Secretary
EXCUSED:	Phil Anderson	Director

Staff represented were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Administrative Secretary.

Four additional Mutual members were present.

APPROVAL OF MINUTES

Linda Fletcher moved and Vic Vigil seconded to approve the minutes to the:

Regular Board Meeting held November 2, 2015  
Annual Meeting held November 2, 2015  
Organizational Meeting held November 2, 2015  
Special Meeting of the Board held November 18, 2015

The motion passed unanimously.

RESIDENTS' FORUM

No presentations were made.

PRESIDENT'S REPORT

There was a recent manor sale in December.

There have been several recent car and storage locker break-ins that occurred in the building garages.

There are two leases. One manor owner was contacted since the lease has expired, but the tenant is still living in the unit.

Parking and electric vehicle violations have occurred. These residents were notified of the violations.

### REPORT OF COMMITTEES

Alterations: Vic Vigil presented the alterations in progress and alterations completed to the Board. There are currently seven alterations in progress.

Pool: Dave Peters reported that the pool is closed and locked until next swim season.

Finance: No report was given.

Landscape: Linda Fletcher reported that all work for the season is on hold. Landscaping issues should be reported to Rich Perona.

Water: No report was given.

Social: Mary Jane Hargrove reported that the "Premier Pinnacle Picnic" will be held on the Dollar Patio on Wednesday, September 14. Hargrove requested that a bank account for funding social events be set up. The Board of Directors confirmed that an account will get set up.

### FINANCIAL REPORT

Paul Donner presented the Financial Report.

As of November 30, 2015 the Operating account balance was \$20,465 and the Reserve account balance was \$296,425. Year to date the mutual was \$6,670 over budget.

The 25 percent water surcharge implemented by EBMUD is still in place.

### LANDSCAPE REPORT

Rich Perona reported that an uprooted tree has been removed. Perona and Linda Fletcher will perform a walk-through of the mutual in February to evaluate what tree work needs to get done. Any interested Board Directors are welcome to join them on this walk. Perona reminded the assembled group that trees are pruned to maintain a ten foot clearance above roofs.

### BUILDING MAINTENANCE

Rick West reported on the following:

Balcony and interior wall inspections: A&R Construction will inspect all of the balconies for safety. The company has completed 5910 HC and will provide a report. The next building to be inspected is 5913 HC. Notices will be distributed to homeowners. It will take about six months to inspect all of the buildings.

5951 AW: Sorenson Roofing is in progress of completing the new Dura-Last Roof project.

5951 AW: It is scheduled for painting in 2016. Painting will cost approximately \$150,000 with and additional \$15,000 in rehab carpentry.

5913 HC: A stairwell door is sticking. A work order has been written to fix this problem.

5951 AW: Proposals from Davis Plumbing and Leap Frog Plumbing for garage re-piping and installation of an additional beehive will be presented to the Board.

5920 HC: A new stairwell door has been installed. MOD is scheduled to paint the door.

A/C Cover Replacement at 5961 AW: Chuck Walls moved and Linda Fletcher seconded to have the decorative A/C cover replaced for \$140. The motion passed unanimously.

5951 AW Garage Ceiling: Water continues to drip from the ceiling on people and the vehicles parked in the garage. Rick West will investigate this matter with Rich Perona.

Follow-up:

5951 AW: Davis Plumbing installed a new recirculation pump and new beehive.

5954 AW: Davis Plumbing installed a new re-circulation pump and a larger tankless hot water heater unit filter and new gate valve.

5910 HC: Leap Frog installed new tankless hot water heater.

New gate valve signage: This was installed in the garage.

5954 AW: The broken gate latch was repaired.

Pool and Spa lights: Algae Busters has received a work order to repair the pool and spa lights.

5961 AW: The underground drain downspout is scheduled to be cleared out.

Light Cleaning: Rick West was requested to get two bids for light cleaning.

West responded to Board questions and requests.

### OLD BUSINESS

Security Issues: Comcast will not place security cameras in an HOA garage. Denelect will provide bids to the Mutual for security camera options. To get basic coverage, Denelect indicated that the cost would be a minimum of \$30,000 for all six garages. Bay Alarm will also provide options and pricing.

Solar Committee: Dave Peters reported that work continues with the Committee in investigating the possibility of installing solar panels for the Mutual's electricity use. Peters learned that the Mutual could save 40 percent per year on electricity costs.

### NEW BUSINESS

There was no new business to discuss.

ITEMS FOR NEXT AGENDA

5961 AW Upper Lot issue will be placed on the next agenda.

ANNOUNCEMENTS

The next meeting will be Tuesday, March 8, at 1:30 p.m. in the Gateway Board Room.

ADJOURNMENT

With no further business to discuss, the regular meeting of the board of January 12, 2016 was adjourned at 2:52 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Fifty-Nine