

# WALNUT CREEK MUTUAL NO. FIFTY-NINE

SPECIAL MAINTENANCE MEETING MINUTES OF THE BOARD  
WEDNESDAY, FEBRUARY 14, 2018 AT 1:30PM  
MOD LARGE CONFERENCE ROOM  
800 ROCKVIEW, WALNUT CREEK, CA 94595

## **Call to Order**

President Hargrove called the meeting to order at 1:30 p.m.

## **Roll Call**

**Directors Present:** Mary Jane Hargrove, President  
Jon Rantzman, Vice President  
Linda Fletcher, Secretary  
Dave Peters, Director

**Directors Absent:** Victor Vigil, Treasurer (excused)

**Also Present:** Rick West, Building Maintenance Manager

## **Residents' Forum**

There were no residents in attendance.

## **Building Maintenance**

**Breezeway Coatings:** The board reviewed proposal number 26960 from A One Construction in an amount totaling \$95,367 to repair cracks and apply top-coating to breezeways, stair landings, elevator landings and refuse rooms in all six buildings. Buildings 5920, 5910, 5913 in Horseman's Canyon are scheduled for 2018; buildings 5951, 5954, 5961 on Autumnwood Drive for 2019. The coating color ADOBE was chosen. To minimize inconvenience to residents, Rick will request A One to complete each floor separately in one 8-hour day and to give residents 30 days' notice that ingress and egress to their units will be blocked during that period. A motion was made to approve the proposal from A One Construction in the amount of \$95,367.

**Moved, Seconded, Carried 4-0**

**Garage LED Lights:** Since breezeway repairs and coatings are top priority, further installation of garage LED lights is postponed until 2019. Rick West expects that at that time more fixture sizes will be available, and prices lower.

**Manor Smoke Detectors:** Rick West and Sang Electric have scheduled a March start date to install 520 ten-year smoke detectors in manors, replacing the current hard-wired smoke detectors. Rick will let the Board know the specific days and the Board will notify residents through M59 emails and bulletin boards.

It's important to let residents know: 1) This is mandatory. 2) The cost is already covered in their HOA fee. 3) Only the hard-wired detectors installed by the mutual will be replaced.

**Pest Control:** Rick West reported 1) everything is being done to discourage woodpeckers and protect the building at 5961, and 2) if rodents are in our garages damaging cars, the work

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order desk should be notified for pest control.

**5913 Garage Lights:** Director Peters reported that he is adjusting the new garage lighting in 5913 as needed.

**Building Walk-Throughs:** President Hargrove and Rick West will set up a schedule for 1-2 hour building walk-throughs for directors.

**Resident Responsibility:** The board will consider having residents sign a responsible-for-damage letter. The best time to present the letter in future is when a resident is moving in.

### **Announcements**

The next Regular meeting of the Board of Directors will be held on Tuesday, March 13, 2018 at 1:30 p.m. in the Board Room at Gateway.

### **Adjournment**

President Hargrove adjourned the meeting at 2:30 p.m.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.



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**Secretary**