

MINUTES
WALNUT CREEK MUTUAL FIFTY-NINE
REGULAR MEETING OF THE BOARD
TUESDAY, March 10, 2015, 1:30 P.M.
BOARD ROOM, GATEWAY COMPLEX
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

ROLL CALL

PRESENT:	Dave Peters	President
	George Burnett	Vice President
	Vic Vigil	Secretary
	Chuck Walls	Treasurer
	Linda Fletcher	Director

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

Seven additional Mutual members were present.

APPROVAL OF MINUTES

Vic Vigil moved and Chuck Walls seconded to approve the minutes to the regular meeting of the January 13, 2015 as presented. The motion passed unanimously.

RESIDENTS' FORUM

Pat Rubenstein, 5951 AW #1B: Ms. Rubenstein asked that the garage stall numbers be repainted on the floor and to place numbers on the wall at eye level. The Board will look into the cost of this request.

Vic Vigil moved and Chuck Walls seconded to move the numbers from the floor of the parking space to the adjoining wall in the garage located at 5951 AW. The motion passed by majority vote with one abstention submitted by George Burnett.

Lois Ballock, 5920 HC #4B: Ms. Ballock asked for the items below, excerpted from the minutes of the last meeting, to be addressed.

Ms. Ballock commented that the Japanese maples located at her address are in need of considerable pruning. Ms. Ballock also commented on several building issues. There is a leaking crack in the floor of the hallway on the second floor in front of #4B and #3B. On the third floor there is a light fixture that is missing a light cover and it is leaking water. She finds that the garage is too dimly lit. She suggests that some more lights be turned on at certain times of day. One of the lights is flickering in the golf cart room of the garage. Ballock concluded that there is some junk being stored in the garage and that items need to be removed.

Dave Peters and staff assured that the listed items will be addressed.

Katy and James McGillivray, 5954 AW #6A: The McGillivrays submitted a letter to the Mutual commending the professional, courteous, and well-done job by the painters when they were rehabbing the building last summer.

PRESIDENT'S REPORT

President Dave Peters reported on the following:

Dave Peters is looking for Committee Chair people to run the Finance and Pool Committees.

A new resident, Betty Gump, moved in at 5910 HC.

The contract with Kone Elevator Company has been terminated.

The 2015 Legal Seminar for Mutual Board Directors will be held on March 24.

The GRF Board hired a consulting firm to perform a broadband study for Rossmoor.

REPORT OF COMMITTEES

Alterations: Two standard alterations were approved since the last meeting.

Pool: The pool will open Memorial Day weekend. Peters will distribute the last of the new pool keys.

Finance: No report was given.

Landscape: Highlights of the landscape report include: Linda Fletcher reported that the maple trees will be pruned more drastically than in the past. Terra landscaping has created a plan for landscaping the building corners and the hillside will be upgraded. Fletcher said that lawn conversion will take place at 5920 HC and that crews will not use blowers until after 8:30 a.m. Landscape staff investigated the courtyard drains to discover that there are no leaks in the drains. However, it was discovered that the leaking that has been occurring into the garage is a result of water being able to seep through cracks that exist in the courtyard foundation walls that then is able to follow along cracks in the garage ceiling and ultimately drip on vehicles down below.

Water: Vic Vigil reported that irrigation water usage is down, but homeowner use is up somewhat. Vigil just recently discovered that there must be a serious leak somewhere in the swimming pool system based on the amount of water loss per day. He and Rick West will look into this matter immediately.

FINANCIAL REPORT

Fund Balances: Paul Donner reported that as of December 31, 2014 the Operating Fund had \$28,561 and the Reserve Fund has \$283,308. The Mutual was \$18,742 over budget at the end of 2014. Operating Fund currently has \$47,724 and the Reserve Fund currently has \$287,314.

New garbage and recycling containers have been distributed by the new vendor, Republic.

The meeting with the auditors will take place at the end of March.

LANDSCAPE REPORT

Rich Perona reported on the following:

Lawn Maintenance: Irrigation systems are on twice a week.

Tree Maintenance: Tree pruning will take place within the next several weeks.

BUILDING MAINTENANCE

Rick West reported on the following:

5954 AW Tankless water heater: Water was dripping into the electronics of the heater. An emergency authorization was signed by President Dave Peters for its replacement. The replacement cost was \$4,600.

2015 Roof Build-up bids: Bid requests have gone out to contractors for 5910 HC, 5920 HC. The participating contractors are Sorenson, Fiala, All Seasons, and Sierra Roofing. The budget for this project is \$52,000.

2015 Mirt Painting contract: The contract was signed for painting 5913 HC this calendar year. The cost is \$128,350 for this project.

ADA ramp proposal for upper parking lot at 5961 HC: Fleece Construction's estimated cost for this is \$2,000. The total concrete budget for concrete in 2015 is \$1,000. George Burnett moved and Vic Vigil seconded to deny the request of putting in a handicap ramp at the upper parking lot located 5961 HC. The motion passed unanimously. However, the Board requested that the shrubs along the walkway appropriately for better access to the ramp off the curb. Rick West will obtain a bid for repairing a crack in the area.

2015 Carpentry Rehabilitation at 5913 HC: The budget for this is \$11,000. MOD's estimate for this work is \$10,000.

Otis Elevator Contract: Rick West presented and explained the contract from Otis Elevator. Otis waived the cost for the special tools that they need in order to maintain this elevator. Linda Fletcher moved and Vic Vigil seconded to go into contract with Otis Elevator for all six Mutual elevators. The motion passed unanimously.

Garage Striping in 5951 AW: Five Star completed this project at a cost of \$925.

5913 HC mechanical: The hot and cold and water piping in the mechanical room was re-routed by Davis Plumbing at a cost of \$4,099.25.

5910 HC #5B: The leak and mold remediation work is on-going. A leak was found at the copper piping 90* joint in the wall. Steamatic, Davis Plumbing, and AMAC have been assigned to the project. Thus far the removal has cost the Mutual \$4,559.35. AMAC's estimate for the renovation is pending. Linda Fletcher moved and Chuck Walls seconded to authorize Dave Peters to consult with the Mutual's legal counsel regarding this matter and as to what financial

responsibilities the Mutual has to the resident in regards to rebuilding the kitchen. The motion passed unanimously.

5913 HC #5B: Water is leaking from the shower drain pipe to the unit below, 5913 HC #5A. This is a new development and Dave Peters agreed to consult the Mutual's attorney as to who is responsible for this problem, the Mutual or the individual homeowner. The plumber will clarify exactly what the problem is.

West responded to Board questions and requests.

OLD BUSINESS

Power Sources for Electrical Vehicles Draft Policy: This policy package will be distributed by the end of the month and comments will be reviewed at the May 12 Board Meeting.

Solar Committee Update: This is a work in progress.

Trust Agreement: TARRC has requested that each Mutual Board vote on the approval of the restated Trust Agreement dated December 15, 2014. Mutual 59 will vote on this in May.

NEW BUSINESS

There was no New Business to discuss.

ITEMS FOR NEXT AGENDA

At this time, there were no items discussed to be placed on the next agenda.

ANNOUNCEMENTS

The next meeting will be Tuesday, May 12, 2015, at 1:30 p.m. in the Gateway Board Room.

ADJOURNMENT

With no further business to discuss, the regular meeting of the board of March 10, 2015 was adjourned at 3:25 p.m.



Sharon Fees, Assistant Secretary
Mutual Fifty-Nine