

MINUTES
WALNUT CREEK MUTUAL FIFTY-NINE
REGULAR MEETING OF THE BOARD
TUESDAY, MARCH 8, 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
	Linda Fletcher	Secretary
EXCUSED:	Phil Anderson	Director
	Chuck Walls	Treasurer

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

Special Guest, GRF CEO Tim O'Keefe, was also present.

Six additional Mutual members were in attendance.

APPROVAL OF MINUTES

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

Regular Board Meeting held January 12, 2016

The motion passed unanimously.

RESIDENTS' FORUM

Jane Durie, 5951 AW #3C: Ms. Durie commented on the dirty light fixture lenses on the third floor of her building, the light in the elevator is often not working, and a garage leak continues to drip over her parking space. Rick West noted the issues and will address them.

PRESIDENT'S REPORT

Dave Peters welcomed Tim O'Keefe. The assembled group gave O'Keefe a warm welcome.

Two homes in the Mutual will be closing escrow soon and there is one unit that is currently being rented.

Peters is working with AT&T to get the Mutual phones switched to a new, more cost-effective plan.

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REPORT OF COMMITTEES

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

Pool: Dave Peters reported that the pool is closed and locked until next swim season. There is a suspected leak in the spa. This is being investigated.

Finance: No report was given.

Audit: A meeting with the Auditors will take place with the Directors on April 13 at 8 a.m. at MOD.

Landscape: Linda Fletcher reported that the Mutual has received the schedule for tree pruning.

Water: No statements were received from EBMUD, therefore no report was prepared. Vic Vigil thanked Rick West and Rich Perona for their fast response in dealing with the water flooding during the heavy rains that occurred this past weekend.

Social: Mary Jane Hargrove reported that the "Premier Pinnacle Picnic" will be held on the Dollar Patio on Wednesday, September 14. Hargrove reported that Assistant Controller Tess Haskett will set up a separate line item for social events. Hargrove requested volunteers from 5913, 5951, and 5954 to help with the Picnic.

FINANCIAL REPORT

Paul Donner presented the Financial Report.

As of January 31, 2016 the Operating account balance was \$123,333 and the Reserve account balance was \$145,555. Year to date the Mutual is running close to budget.

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

LANDSCAPE REPORT

Paul Donner reported for Rich Perona. The drought continues and the watering restrictions from EBMUD will continue to remain in place until further notice.

BUILDING MAINTENANCE

Rick West reported on the following:

Balcony and interior wall inspections: Jim Hogue will be completing inspections on the balconies. A&R Construction was originally doing the inspections, but that company was not completing the inspections in a timely manner. Dave Peters asked that the buildings be inspected oldest to newest.

5951 AW: It is scheduled for painting in the spring. Painting cost was budgeted for \$150,000 with and additional \$15,000 in rehab carpentry. A contract is being prepared for signatures and

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the paint pallet will be posted for viewing. Linda Fletcher moved and Vic Vigil seconded to approve the contract from Mirt Painting for \$138,020. The motion passed unanimously.

5951 AW #4B: This unit had a failure and leaked into #4A. This will be a homeowner insurance claim due to a broken water supply line. #3A has also received some damage. This incident will not result in any cost to the Mutual.

As a result of this leak, the Mutual is considering setting up a program to help facilitate residents to hire a plumber to change out all of the angle stops underneath sinks and toilets within the units.

Power washing of all six buildings: Linda Fletcher moved and Vic Vigil seconded to approve the contract presented by Welcome for the power washing of all six buildings for \$2,330. The motion passed unanimously. This work should be completed in May.

Spa: Algae Busters is scheduled to install a new spa float and repair the skimmer leak.

Corridor light cover cleaning: Linda Fletcher moved and Vic Vigil seconded to approve the contract presented by MOD to clean the corridor light covers in all of the buildings for \$3,360. The motion passed unanimously. This is expected to be completed by March 30.

Notices to residents: Rick West will work on homeowner notices concerning the replacement of angle stops and the proper use of garbage disposals.

Follow-up:

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

5951 AW: Leap Frog installed a new section of drain pipe in the garage.

5920 HC: A new stairwell door was installed and MOD painted it.

5913 HC: A stairwell door was sticking, but the problem has been fixed.

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. The estimated price of this project is currently too costly. Dave Peters will look into a slightly less comprehensive program to ascertain if the cost would be more feasible.

Solar: Jeff Parr of Solar Technologies made a brief presentation on how, if installed within the common area of Mutual 59, solar can save the Mutual over \$40,000 in electricity costs per year. A no "out of pocket" financing option is available.

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NEW BUSINESS

Guest parking issues: Upon Dave Peters' request, Sharon Fees distributed copies of several other Mutuals' parking rules for the Board's reference. An Ad Hoc Parking Rule Committee will be established to review and update Mutual 59's parking rules. Those who volunteered to be on the Committee are Mary Jane Hargrove, Dave Peters, and Vic Vigil.

ITEMS FOR NEXT AGENDA

Parking Rules
Solar update

ANNOUNCEMENTS

The next meeting will be Tuesday, May 10, 2016, 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 8, 2016 was adjourned at 3:12 p.m.



Sharon Fees, Assistant Secretary
Mutual Fifty-Nine