

MINUTES
WALNUT CREEK MUTUAL FIFTY-NINE
REGULAR MEETING OF THE BOARD
TUESDAY, JULY 14, 2015, 1:30 P.M.
BOARD ROOM, GATEWAY COMPLEX
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

ROLL CALL

PRESENT:	Dave Peters	President
	Vic Vigil	Secretary
	Linda Fletcher	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.

Eight additional Mutual members were present.

APPROVAL OF MINUTES

Dave Peters requested that the minutes to the May 12, 2015 Regular Meeting of the Board be modified to accurately reflect the actual number of pages. Peters also requested that an address be corrected on page four of five. He concluded by requesting that the minutes to the June 24, 2015 Special Meeting be modified to accurately reflect the actual number of pages.

Vic Vigil moved and Chuck Walls seconded to approve the minutes, as corrected, to the Regular Meeting of the May 12, 2015 and the minutes, as corrected, to the Special Meeting of June 24, 2015. The motion passed unanimously.

RESIDENTS' FORUM

Carol Vironda, 5910 HC #1A: Ms. Vironda asked the Board to follow through on her request to have the creaking in her ceiling investigated.

The Board asked Rick West to work with Vironda and the upstairs neighbor to investigate the reported noise and report back to the Board.

Marge Sicotte, 5920 HC #5C: Ms. Sicotte commented that she has had an ant infestation and has been unable to mitigate it. She inquired about the frequency for pest spraying by the

Mutual. The Mutual has a contract where the perimeter of the building gets sprayed monthly. However, this may not help with ants.

Bunk Sicotte, 5920 HC #5C: Mr. Sicotte suggested that the Board review and correct the policy regarding patio shades to be more generic in regards to the color of the shades and the language regarding homeowner responsibility in regards to balconies.

Sicotte would like more notice before window washing takes place and he would also like the minutes to be issued sooner than they have been. He thanked the Board for their efforts.

PRESIDENT'S REPORT

President Dave Peters reported on the following:

There have been ongoing problems with the hot water. There has been grit in the water as a result of having to turn off the water several times for various reasons.

The pool leak has been fixed.

The painting is close to being finished at 5913.

REPORT OF COMMITTEES

Alterations: Vic Vigil reported that since the last meeting, there have been eight approved alterations that have either been completed or are in progress.

Pool: Dave Peters reported the Committee is currently comprised of three members: one from Mutual 59 and two from Mutual 61. The committee is still seeking two more residents of Mutual 59 to sit on the Committee.

Cleaning Contract: Because of the holiday traffic at the pool and the day of service that the cleaning crew missed as a result of the holiday, the pool bathrooms ran out of supplies and were in need of extra attention.

Finance: Dave Peters asked Paul Donner for a meeting for a mid-year review of 2015. The meeting was scheduled for July 22.

Landscape: Linda Fletcher reported that there is a little money left in the budget for some minor projects to be implemented later this year.

Water: Vic Vigil reported that residential water usage is down by 68 percent in compared to 2013, that irrigation usage is down by 15 percent compared to 2013, and that pool water usage is over by two percent compared to 2013. The pool water usage is higher as a result of a pool leak that is now fixed.

Overall, the Mutual has reduced its water usage by 15 percent as compared to 2013.

FINANCIAL REPORT

Fund Balances: Paul Donner reported that as of June 30 the Operating Fund had \$32,105 and the Reserve Fund had \$160,930. The Mutual was \$30,000 over budget for June; this was mostly due to plumbing issues. Year to date the Mutual is under budget by about \$5,000.

EBMUD has mandated a 20 percent reduction in water usage from 2013. A nine percent rate increase was implemented in the beginning of July and a temporary 25 percent surcharge is being charged as EBMUD pumps water from its reserves.

The Board requested who the contact person is from GRF for resident insurance questions. Paul Donner informed the group that Gail Denzon, Insurance Coordinator, is the person to contact and that she can be reached at 988-7649 or gdenzon@rossmoor.com.

LANDSCAPE REPORT

Rich Perona reported on the following:

Lawn Maintenance: All lawns have been removed. Irrigation systems are on twice a week as directed by EBMUD; and are inspected once monthly. The large rotor heads have recently been replaced with MP rotator heads. This new type of sprinkler head puts out a lot less water.

Entry Maintenance: Entry maintenance crews are working on pruning shrubs, performing week control, and doing leaf clean up.

Tree Maintenance: Trees were pruned in March.

Landscape Rehab: the MOD rehab crew completed work in May, they will return at the end of the year.

Perona fielded questions and requests from the Directors.

BUILDING MAINTENANCE

Rick West reported on the following:

5913 HC: The MOD dry rot replacement is in progress as part of the carpentry rehab for 5913 HC. Mirt Painting is currently painting.

5910 HC #5B Leak and mold remediation: Janiszewski Construction is currently installing the kitchen cabinets. The estimated project completion date is August 1.

5951 AW #4A: Mold remediation in the kitchen drywall and guest bedroom baseboard was necessary because of the negative-grade swale that sloped toward the unit. Service Master completed the clean-up and Potera Co. provided the necessary air-quality clearance. Stucco has been removed in order to check the flashing and exterior wall. Recommendations will be given following the inspection.

5910 HC and 5920 HC: Fiala Roofing completed both roofs with Duralast on June 24.

Follow-up Items:

Pool Leak: American Leak Detector found the leak, which was located at the pool scupper, and repaired it on June 15. Additionally, Algae Busters installed new pool and spa timers to eliminate float overflow malfunction.

Handle Grips for Pool and Spa: Linda Fletcher moved and Chuck Walls seconded to purchase new handle grips for the pool and spa at a total cost of \$200. The motion passed unanimously.

5951 AW Tankless Water Heater: There was a malfunction in the tankless water heater because of a clogged filter screen. This was indicated by an error code on the heater. Leap Frog re-plumbed the air intake to pull in outside air. West has scheduled monthly filter cleaning for these units.

5954 AW Bird Droppings: As soon as the bird nest is vacated by its current residents, MOD staff will remove the nest and clean the area.

Window Washing Update: Vic Vigil reported that the window washers showed up a day early to perform the work and none of the residents were prepared. West was asked that the washers give more advance notice.

West responded to Board questions and requests.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Report on Mutual 59 Balconies: Rick West reported that he will be engaging qualified outside contractors for performing balcony inspections to ascertain their integrity and safety.

Mutual 59 email address: Linda Fletcher moved and Chuck Walls seconded to spend \$48 a year to maintain a Mutual 59 email address through Rossmoor that will be maintained by the Board Coordinator. This will enhance customer service and lines of communication between the Board and residents. The motion passed unanimously. The email address is M59@rossmoor.com.

City National Bank: Linda Fletcher moved and Vic Vigil seconded to open an Operating Account and a Reserve Account at City National Bank with the intent of eventually closing all accounts at Mechanics Bank. This action is so that the Mutual can take advantage of lower service fees. The motion passed unanimously.

ITEMS FOR NEXT AGENDA

- 5910 HC #1A

ANNOUNCEMENTS

The next meeting will be Tuesday, September 8, 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 July 14, 2015 was adjourned at 2:45 p.m.



Sharon Fees, Assistant Secretary
Mutual Fifty-Nine