

MINUTES
WALNUT CREEK MUTUAL FIFTY-NINE
REGULAR MEETING OF THE BOARD
TUESDAY, SEPTEMBER 9, 2014, 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
	Chuck Walls	Treasurer
	Vic Vigil	Secretary
	Linda Fletcher	Director

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

There were nine additional Mutual members present.

APPROVAL OF MINUTES

George Burnett moved and Chuck Walls seconded to approve the minutes to the regular meeting of the July 8, 2014 as presented. The motion passed unanimously.

RESIDENTS' FORUM

Barbara Brit, 5961 AW #4C: Ms. Britt requested that the Mutual consider having a ramp installed at the entrance to 5961. Rick West will look into the matter and report back on logistics and pricing.

Katie McGillivray, 5954 AW #6A: Ms. McGillivray thanked Linda Fletcher and Rich Perona for their kindness regarding landscaping matters that she had. She commented that both were very helpful.

Lois Ballock, 5920 HC #4B: Ms. Ballock commented that the Japanese maples located at her address are in need of considerable pruning. Rich Perona will investigate this matter.

Bunk Sicotte, 5920 HC #5C: Ms. Sicotte informed the Board that he will have to withdraw his participation in the 20th Anniversary Party Committee as other commitments have come up.

PRESIDENT'S REPORT

President Dave Peters reported on the following:

Water Conservation: All of the Mutuals are trying to do their part to conserve water. Thanks to Vic Vigil's efforts, Mutual 59 is a leader in this area.

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Golf Cart Registration: The Mutual Presidents are asking GRF to re-implement golf cart registration which will help with parking issues, charging matters, and community ingress and egress.

Securitas Incident Reports: Peters shared details of incident reports submitted by Securitas.

REPORT OF COMMITTEES

Alterations: One alteration is scheduled to be reviewed and approved.

Emergency Preparedness: No report was given.

Finance: Mary Jane Hargrove commented that she was disappointed that the Mutual has yet to be scheduled for any budget planning meetings. It was determined that the Committee will meet with Paul Donner on September 23 and on October 2.

Landscape and Landscape Water Usage: Linda Fletcher reported that native buckwheat was planted on the upper half of the hillside in the Mutual that had been eroding and that more decorative plants were installed on the lower half.

Pool: Dave Peters reported on the pool usage statistics. The pool experienced over 800 user visits thus far this swim season. Thursday is the busiest day of the week at the pool while Wednesday is the least attended day of the week.

Discussion ensued about unauthorized individuals using the pool. Much of this occurs because one can simply reach over and open the gate from the inside. Linda Fletcher asked Rick West to investigate the option of installing a collar around the inside handle to prevent this type of entry.

Building Water Usage: Vic Vigil reported that there have been sewage back-ups in the building because residents are not flushing their toilets enough. A notice will go up notifying residents that it is ok to flush their toilets regularly despite the draught conditions.

FINANCIAL REPORT

Helsing Report: Dave Peters informed Paul Donner that he is extremely disappointed in Helsing and the service that the company is providing. The report is insufficient and inaccurate. Additionally, Helsing has been very difficult to work with. Paul Donner promised to look into the matter.

Fund Balances: Paul Donner reported that as of August 31 the Operating Fund has \$40,403 and the Reserve Fund has \$394,727. The Mutual is currently about \$7,000 over budget year to date, but this should correct itself by year's end.

LANDSCAPE REPORT

Rich Perona reported on the following:

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Lawns Maintenance: Two small lawns at 5920 near the pool have been eliminated. Irrigation controllers are watering two days a week per EBMUD requirements. The raised planters are also receiving a little less water weekly.

Entry maintenance crews are working on pruning shrubs, performing weed control, and leaf clean up.

Tree Maintenance: Scheduled tree pruning was completed in late May. In July, all of the Japanese Maples in the raised beds were tipped back; heavier pruning will occur next spring before new growth sprouts.

BUILDING MAINTENANCE

Rick West reported on the following:

2014 Painting for buildings 5954 AW and 5961 AW: The project began on April 28 for 5961 AW and was completed on July 1. Work began on July 7 for 5954 AW and is estimated to be completed on September 15. Touch-ups on both buildings will occur after September 15.

Chuck Walls contended that the wrong type of paint was used on the exterior fire doors in these two buildings. Rick West will ensure that the correct type of paint is in the scope of work for the next buildings that will be painted next year. West will investigate this matter further for 5954 AW and 5961 AW.

Power washing building breezeways: All Clear has completed four buildings and is on hold for 5961 AW and 5954 AW until all the painting is complete.

Concrete Entryways (around mailbox area): Color choices were presented to the Board. Perfect Painting is currently the only contractor that uses the coating product needed to coat the entryways. Perfect Painting's price is approximately \$5 per square foot. It was the consensus of the Board to get a bid from at least two other contractors. This matter is on hold.

Breezeway Coating Proposals: Applied Waterproofing supplied a very attractive and competitive bid over Perfect Painting for 5913 HC. The Board requested that Rick West put this into the 2015 budget and get prices for all six buildings for next year. West will report back at the next meeting.

CSS new contract: A proposal for additional custodial work to be done has been presented. This matter will be on hold as it will be discussed during the budget planning meetings.

2015 Budget Suggestions: The board will need to take into consideration the carpentry rehabilitation and painting for 5913 HC; breezeway coating for 5910 HC, 5913 HC, and 5961 AW; Roof build-up for 5910 HC and 5920 HC; Pool machine equipment; and spa rehabilitation.

West responded to Board questions and requests.

OLD BUSINESS

COMCAST proposal: The Board agreed to send a survey out to the members concerning the COMCAST bulk services offer.

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Pool Rules Adoption:

Vic Vigil moved and Linda Fletcher seconded to adopt the amended pool rules as presented. The motion passed unanimously. The adopted amended pool rules will be distributed to the membership.

Mutual 59 20th Anniversary Party Committee: Due to lack of interest, this matter will no longer be pursued.

Power Sources for Electrical Automobiles Draft Policy: This is a work in progress.

NEW BUSINESS

Nominating Report: Mary Jane Hargrove announced that since no other homeowners submitted their names for nomination to the board, Vic Vigil and Chuck Walls will be re-seated for another term on the board by acclamation.

Solar Panels: Dave Peters would like to form an Ad Hoc Committee in order to investigate the possibility of purchasing and installing solar panels for heating the pool and possibly for supplying energy for common area power needs. Vic Vigil volunteered to work on this project with Peters.

ITEMS FOR NEXT AGENDA

- 1) Solar Panels
- 2) Electric Vehicle Draft Policy
- 3) COMCAST survey results

ANNOUNCEMENTS

The next meeting will be Monday, November 3, 2014, at 9:30 a.m. in the Vista Room of the Hillside Clubhouse. This is the Mutual Fifty Nine Annual Meeting. An Organizational Meeting and a Regular Board Meeting will immediately follow.

ADJOURNMENT

With no further business to discuss, the regular meeting of the board of September 9, 2014 was adjourned at 3:01 p.m.



Sharon Fees, Assistant Secretary
Mutual Fifty-Nine