

FIFTH WALNUT CREEK MUTUAL
MINUTES
REGULAR MEETING OF THE BOARD
Friday, November 21, 2014 at 11:00 AM
Board Room, Gateway Complex
1001 Golden Rain Rd., Walnut Creek, CA 94595

OPENING

Mr. Fasanella opened the meeting at 11:00 a.m. Other Board Directors also present were:

Ted Todd	Vice President
Virginia Oversby	Secretary/Treasurer

Three additional Mutual members were present.

Staff was represented by Building Maintenance Manager, Rick West and Administrative Secretary, Sharon Fees.

APPROVAL OF MINUTES

Virginia Oversby asked for any additions or corrections to the minutes of the Regular Meeting of September 19, 2014. With no changes requested, the Minutes were approved.

MEMBERS FORUM

Member comments will be made under Alterations concerning flooring alternatives.

PRESIDENT'S REPORT

Tony Fasanella reported that he is currently doing research on reverse mortgages and would like to eventually share his research at the next Presidents' Forum.

VICE PRESIDENT'S REPORT

No report was given.

SECRETARY'S REPORT

2015 Meeting Calendar: Virginia Oversby moved and Tony Fasanella seconded to approve the 2015 Fifth Mutual Calendar. The motion passed unanimously.

TREASURER'S REPORT

Virginia Oversby presented the Treasurer's report, year to date as of October 31, 2014.

The current Operating Fund balance is \$8,911 and the current Reserve Fund balance is \$142,168.

COMMITTEE REPORTS

Landscape –Mr. Martin

Mr. Martin reported that the Committee performed a general review of the Mutual's landscape needs and developed some projects for the annual MOD multi-day work project which took place on October 8, 9, and 10.

Ted Todd reported that he would like the MOD to look at areas where there are large amounts of built-up soil against Mutual buildings.

Martin reported that MOD has completed all tasks assigned except for that mentioned by Todd.

Todd concluded that a new landscaper is now working in the Mutual. His name is Miguel. Miguel replaced Jose.

Building Maintenance –Mr. West

1221 AS: A bid for \$16,600 from Toupin to correct the beam dry rot was submitted. AMAC's bid came in at \$15,892. If a bucket bracket is installed, it could result in a savings of approximately \$6,000. The Mutual is still awaiting the engineer's report to determine if a bucket bracket may be used.

Downspout replacement and gutter repairs: MOD completed the work on November 21.

Gutters are scheduled to be cleaned late November/early December.

Rick West responded to Board questions.

Reserve Study – Ms. Oversby

No report was given.

Budget and Finance – Ms. Oversby

5WCM members will soon receive their copy of the 2015 annual budget booklets via the USPS.

Alterations – Mr. Fasanella

Much discussion ensued amongst the board concerning allowing hard-surface flooring to be installed in upper-level units.

Residents were invited to offer their comments and concerns regarding this issue. Mr. and Mrs. Martin expressed their concerns with the possibility of allowing hard-surfaced flooring in above ground-level units.

Tony Fasanella moved and Ted Todd seconded to request that Virginia Oversby draft a preliminary policy on hard-surfaced flooring and have it go out to the membership for the 30-day comment period. The motion passed unanimously.

Emergency Preparedness – Mr. Fasanella and Mr. Shields

Steve Shields and Tony Fasanella prepared and distributed a packet of information, intended for eventual distribution to the membership, to the Board for their review and comment. The Board was requested to give their feedback within a few weeks' time.

NEW BUSINESS

There was no new business to discuss.

ANNOUNCEMENTS

The next regular meeting of the board will take place on Friday, January 16, 2015 beginning at 11 a.m. in the Gateway Board Room.

ADJOURNMENT

With no further business, the meeting was adjourned at 12:10 p.m.



Sharon Fees, Assistant Secretary
Fifth Walnut Creek Mutual

