

FIFTH WALNUT CREEK MUTUAL  
MINUTES  
REGULAR MEETING OF THE BOARD  
Friday, May 27, 2016 at 1:00 P.M.  
Board Room, Gateway Complex  
1001 Golden Rain Rd., Walnut Creek, CA 94595

OPENING

President Ted Todd opened the meeting at 1:00 p.m. Other Board Directors also present were:

Virginia Oversby	Secretary/Treasurer
Bill Martin	Vice President
JoAnn Daigle	Director

Seven additional Mutual members were present.

Staff was represented by Director of Trust and Mutual Operations, Paul Donner and Mutuals' Board Coordinator, Sharon Fees.

APPROVAL OF MINUTES

Virginia Oversby asked for any additions or corrections to the minutes of the Regular Meeting of March 19, 2016. With no edits requested, the Minutes were approved as presented.

MEMBERS FORUM

Tony Fasanella, 1221 AS #1A: Mr. Fasanella asked about landscaping rehab for the Mutual. Since the trees are not going to be removed he suggested that the money that would have gone to that project be used for landscaping rehab.

PRESIDENT'S REPORT

Ted Todd reported on the following:

Energy Aggregation: Residents of Walnut Creek will now be part of Marin Clean Energy (MCE). The City of Walnut Creek decided to become a partner with this energy resource. Bills will continue to come via PG&E, but the energy provided is through MCE unless residents specifically opt out of the program. MCE prides itself in getting its energy from clean and renewable sources.

Co-occupancy: The matter was discussed amongst the Presidents and the GRF liaison members.

Emergency Preparedness: Todd asked for someone to volunteer to be the Emergency Preparedness Chairperson since the former chairperson, Steve Shields, moved away. Todd encouraged everyone to hand in their emergency information form.

Todd appointed Mike Leinbach of Fourth Walnut Creek Mutual to act as Inspector of Elections for the Annual meeting in June.

### VICE PRESIDENT'S REPORT

Bill Martin reported on the following:

Martin attended the Presidents' Forum last month.

He reported that the Presidents discussed co-occupancy, electric vehicle charging stations, the lack of robust fine schedules, and the fact that some solicitors have been getting into Rossmoor and knocking door to door asking for donations.

Martin, along with Virginia Oversby, attended the annual legal seminar held for Mutual Directors. He noted that, just like the attorneys did the year before, they reminded the Board members and officers attending the seminar that from a liability standpoint a Board member or Officer would not be held legally liable for their actions so long as they perform their duties in good faith and in a manner that was in the best interest of the Mutual as a whole and did so with an open mind and without a hidden agenda.

Martin said that the seminar was very informative.

### SECRETARY'S REPORT

Preparation for the Annual Meeting: Virginia Oversby requested that Sharon Fees prepare the agenda for the annual meeting.

### TREASURER'S REPORT

Virginia Oversby presented the Treasurer's report. Fund balances as of April 30 are the following:

Operating Fund:	\$8,458
Reserve Fund:	\$116,301

### COMMITTEE REPORTS

Landscape – Bill Martin

On April 13 the landscape committee held an open committee meeting (at the request of the Board) to allow all interested parties to discuss the redwood trees in the courtyard at 1221 AS.

Members from MOD were present to give their professional opinions and observations on the matter of the redwood tree roots and how destructive they could possibly be.

After hearing both the pros and cons concerning the redwood trees it is with some reservation that the committee recommends to the Board to take a “wait and see” approach suggested by those in favor of keeping the trees.

The root system was compromised during the replacement of the downspout drainage system. It takes two - four years to find out what effects this will have on the trees. The root system will now have to find a new source of water and nutrients and it is unknown if this will negatively impact the drainage system or building.

Ad-Hoc Plant Selection & Design Committee: This is a sub-committee that was created to work with Steve Ormond (MOD) and the Landscape Committee. Recommendations will make their way to the board for final approval.

### Building Maintenance

#### Work in Progress:

1255 AS 1A: Window leak at window in garage loft was discovered. AMAC's estimate for window replacement is \$2,200.00. Bill Martin will speak with Rick West concerning this matter.

#### Follow up:

1221 4C – An alteration skylight leaked and caused damage to the the Mutual roof. The MOD roofing department conducted emergency repairs to fix the roof felt and batts. The resident needs to have the skylight reflashed properly. This was a Resident Billable item.

1221 AS – A clogged downspout was reported at the rear of the building which clogged the gutter located above the garage. An estimate for a redesigned larger downspout was presented to the board at \$700.00.

Five Star finished painting the new downspout at 1221 AS.

#### Reserve Study – Ms. Oversby

Virginia Oversby filled out the worksheets for Helsing to update the study. She handed these in to Chris Preminger.

#### Budget and Finance – Ms. Oversby

No further report was given.

#### Alterations – Mr. Todd

No report was given.

Emergency Preparedness – VACANT

Residents were encouraged to turn in their Emergency Information Forms.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss.

ANNOUNCEMENTS

The annual meeting will take place on Friday, June 17, 2016 at 11 a.m. in the Gateway Board Room. The next regular meeting will take place on Friday, July 15, 2016, beginning at 11 a.m. in the Gateway Board Room.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:24 a.m.



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Sharon Fees, Assistant Secretary  
Fifth Walnut Creek Mutual

