

FIFTH WALNUT CREEK MUTUAL

REGULAR MEETING MINUTES OF THE BOARD
FRIDAY, JULY 22, 2016 AT 11:00 A.M.
FAIRWAYS A&B, CREEKSIDE COMPLEX
WALNUT CREEK, CA

Call to Order

President Todd called the meeting to order at 11:00 a.m.

Roll Call

Directors Present: Ted Todd, President
Bill Martin, Vice President
Marlene Farrell, Secretary
Sandra Lew, Director

Directors Absent: Virginia Oversby, Treasurer

Mutual Operations staff was represented by Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor; Rebecca Pollon, Landscape Manager; Will Kim & Sharon Fees, Board Services Coordinators.

Approval of Meeting Minutes

President Todd asked if there were any additions or corrections to the following minutes:

Regular Meeting of the Board held on Friday, May 27, 2016
Annual Meeting of the Board held on Friday, June 17, 2016
Organizational Meeting of the Board held on Friday, June 17, 2016

No requests were made for additions or corrections. Therefore, the minutes to the aforementioned meetings were approved.

Moved, Seconded, Carried 4-0

Members Forum

Tony Fasanella at 1221 Avenida Sevilla #1A: expressed concerns with the landscaping issues and hoped it would be resolved by the end of the meeting. Based on his experience, Mr. Fasanella believes there is more than adequate funding to do the necessary landscaping renovations.

Presidents Report

The Presidents Forum has been discussing the definition of "co-occupancy" and ID Cards for facilities usage in Rossmoor. Also, Golf cart registrations need to be completed by August 31st.

Vice-President's Report

No report was presented.

Secretary's Report

No report was presented.

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Treasurer's Report

No report was presented.

Landscape Committee Report

The board reviewed and discussed a proposal prepared by Rebecca Pollen, with the assistance of Director Lew, for a new rock wall, new soil and damaged plant replacements. Board members were generally concerned with the available of funds for landscaping renovations.

A motion was made to approve funds to finish the rock wall, bark in the atrium at 1221 Avenida Sevilla, including testing the sprinklers, filling in soil in areas as needed, cleanup of sidewalks and related areas, not to exceed \$10,000.

Moved, Seconded, Denied 2-2, Director Todd & Martin voted no.

Building Maintenance Committee Report

Work in Progress:

1. 1255 AS 1A – Window leak at window in garage loft. AMAC's estimate for window replacement for \$2,200 (Mutual's cost is \$1,700) was reviewed and discussed by the Board.

A motion was made to approve the estimate provided by AMAC to replace windows at 1255 AS 1A for \$2,200, of which the Mutual will pay \$1,700.

Moved, Seconded, Carried 4-0

Follow Up:

1. 1221 4C – Resident needs skylight re-flashed properly.
2. 1221 AS – Reported a clogged downspout at rear of the building and clogged gutter above the garage. A proposal to redesign the larger downspout was presented and discussed by the Board.

A motion was made to redesign the larger downspout at 1221 AS for \$700.

Moved, Seconded, Carried 4-0

Reserve Study Report Committee Report

No report was presented.

Budget & Finance Committee Report

No report was presented.

Alterations Committee Report

No report was presented.

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Emergency Preparedness Committee Report

No report was presented.

Next Board Meeting

The next meeting will be held on Friday, September 16, 2016, at 11:00 a.m.

Adjournment

President Todd adjourned the meeting 11:52 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the Board of Director's meeting.



Secretary