

FIFTH WALNUT CREEK MUTUAL
MINUTES
REGULAR MEETING OF THE BOARD
Friday, September 19, 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
JoAnne Daigle	Director

Five 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 July 18, 2014. With no changes requested, the Minutes were approved.

MEMBERS FORUM

Steve Shields, 1255 AS #1B: Mr. Shields made the suggestion to the Board of placing signage at the extra parking spaces throughout the Mutual indicating that parking is only of Fifth Walnut Creek Mutual residents and guests.

Discussion ensued about the topic.

PRESIDENT'S REPORT

Tony Fasanella announced that name and contact information is now being accepted for the next edition of the Rossmoor Directory.

The Presidents would like GRF to make it mandatory to have golf carts registered. Identification will assist with parking management and charging issues.

Residents are asked to always be mindful of malfunctioning sprinkler heads and to be observant of leaky outside spigots and faucet handles.

Several Mutuals are developing policies for electric car charging. Fifth Mutual will also look into this matter.

VICE PRESIDENT'S REPORT

No report was given.

SECRETARY'S REPORT

No report was given.

TREASURER'S REPORT

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

The current Operating Fund balance is \$7,910 and the current Reserve Fund balance is \$146,357.

COMMITTEE REPORTS

Landscape – Mr. Fasanella for Mr. Martin

Tony Fasanella reported on behalf of Mr. Martin that turf is now only being watered twice weekly.

The Committee performed a general review of the Mutual's landscape needs and has developed some projects for the annual MOD multi-day work project which will take place on October 8, 9, and 10.

Virginia Oversby requested that the Committee evaluate the existing junipers. She suggested that they need a severe pruning.

Building Maintenance –Mr. West

1221 AS: A bid for \$16,600 from Toupin to correct the beam dry rot was submitted. If a bucket bracket is installed, it could result in a savings of approximately \$6,000. However, an engineer will need to be hired at an estimated charge of \$800.

Rick West was requested to obtain a second bid for this project.

Downspout replacement and gutter repairs:

Virginia Oversby moved and Tony Fasanella seconded to authorize an expenditure of \$3,459.40 for downspout replacement and gutter repairs. The motion passed unanimously.

MOD has inspected all the elevator roofs and are reported to be in good condition.

Rick West responded to Board questions.

Reserve Study – Ms. Oversby

Virginia reported on the most recent updates to the Helsing Report.

Budget and Finance – Ms. Oversby

Professional Review of Accounts:

Virginia Oversby moved that the Board accept the proposal from James Ernst Accounting to perform the 2014 account review and income tax return for \$1,975. JoAnn Daigle seconded the motion and it passed unanimously.

Draft Budget for 2015:

Virginia Oversby moved and Tony Fasanella seconded to approve the Budget, as presented, for 2015. The coupon amount will be \$754 per manor, per month. The motion passed unanimously.

Alterations – Mr. Fasanella

Homeowner Marlene Farrell had asked the Board of Directors to consider amending current policy to allow for hard-surfaced flooring in upper floor units. The homeowner believes that this should not be a problem because it is understood that now there exist products that can meet the iic (impact insulation class) of carpet with padding underlayment.

Much discussion ensued. Tony Fasanella and Farrell will work on language for a proposed policy change and present it at the next board meeting.

Emergency Preparedness – Mr. Fasanella and Mr. Shields

Steve Shields and Tony Fasanella had met with Ellen Dietchy who is very involved with emergency preparedness in Rossmoor. Shields and Fasanella are working diligently to set up the Emergency Preparedness program for Fifth Mutual.

NEW BUSINESS

Lease Extension Request for File No. 05-005-011:

Virginia Oversby moved and Tony Fasanella seconded that the Mutual allow a lease extension of six months for the owners of File No. 05-005-011 with the stipulation that no other rental extension or additional lease be granted to the current owners of the manor associated with File No. 05-005-011. After such time, the manor must either be occupied by the owner or left vacant.

ANNOUNCEMENTS

The next regular meeting of the board will take place on Friday, November 21, 2014 beginning at 11 a.m. in the Gateway Board Room.

ADJOURNMENT

With no further business, the meeting was adjourned at 12:32 a.m.



Sharon Fees, Assistant Secretary
Fifth Walnut Creek Mutual

