

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 23, 2015 1:00 P.M.
BOARD ROOM, GATEWAY COMPLEX
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

President Barbara Blum convened the Regular Meeting of the Board of Directors of Walnut Creek Mutual Sixty-Eight at 1:00 p.m. on Monday, February 23, 2015 in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	Barbara Blum	President
		Diane Mader	Vice President
		Jim Hartnett	Treasurer
		Mary Hufford	Secretary
		Tim Christoffersen	Director

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Rick West Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

Eleven additional Mutual members were present.

Barbara Blum welcomed Board Directors, staff, and the other Mutual members. She thanked everyone for their attendance.

APPROVAL OF MINUTES

Barbara Blum asked if there were any additions or corrections to the following minutes:

Regular Meeting of the Board -- January 26, 2015
Executive Session of the Board -- January 26, 2015
Special Executive Session of the Board -- February 4, 2015

With no additions or corrections requested, the minutes to the Regular Meeting and Executive Session of the Board of January 26, 2015 stand approved as well as the minutes to the Special Executive Session of the Board of February 4, 2015.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, March 23, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

No presentations were made.

FINANCIAL REPORT

Tim Christoffersen distributed the February Treasurer's report, reporting on the month ending January 31, 2015.

January 31 Fund Balances are:	Operating	\$ 80,735
	Shea	(324)
	Reserve	718,071
	Total	\$798,492

BUILDING MAINTENANCE -- Rick West

2922 SI Overflow Protection Devices: This is for installation of secondary overflow devices with a budget set by the Board not to exceed \$3,000. Davis Plumbing has put together a proposal for 36 units on SI with an estimated cost of \$18,000. Budget \$30,000. Once the formal proposal is received, West will submit it to the Board.

Pacific Trim bird proofing – 522 - 524 HE: MOD is installing hardy board and metal trim at these units for an estimated cost of \$7,340.00. Pacific Trim's estimate for the Senergy Senerflex application, including scaffolding, is estimated at a cost of \$7,420. Pacific Trim is also working with MOD in developing a roll-on product for the wood surfaces to protect them from the woodpecker pounding.

There are similar Work Orders written for the following addresses:

546 HE	603 FW	3014 GE
560 HE	607 FW	3044 GE
596 HE		3023 GE

MOD Pest Control Guru John McFarland has discovered a new non-pesticide agent that creates an odor that is offensive to the woodpeckers that is supposed to deter them from approaching the buildings. He applied this formula to buildings and trees in a test area and thus far it seems to be successful in dispelling the assaulting aves. He continues to do regular applications in the areas hardest hit by the woodpeckers and since this product is waterproof, it is hoped that spraying will only need to be done about once a year.

The Board also requested that West get an estimate for the removal of all EIFS from one building.

Dryer Vent Improvements: MOD is fashioning a proposal for the needed dryer vent repairs identified by the Building Committee.

Granary Poles: As requested by the Board at the January meeting, MOD will be removing all of the woodpecker granary poles. This is scheduled for late February.

Resale Inspection Repairs: MOD working on repairs for resale inspections at 607 FW, 632 SH, and 605 FW.

Dry Rot Repairs: MOD scheduling dry rot repairs at 603 RW, 545 SO, 547 SO, 3010 GE, 3013 GE, 2954 SI, and 3122 GE.

2838 SI Post Dry Rot - AMAC completed with this project with the exception of some final paint.

2912 -2914 SI leak repair: This job is complete.

2881 SI: Mark Scott Construction is completing the repairs to the garage caused by the homeowner. The homeowner's insurance, State Farm, is covering all expenses related to this repair. MOD has been involved by inspecting the work as it progresses.

2884 SI: AMAC is putting together a proposal for the replacement of the shower stall tiles that have cracked. This proposal is being submitted to the insurance company that is handling the costs of the damages to the neighboring unit, 2886, where the fire and flood took place.

Smoke Detectors: West informed the Board that a new 10-year battery is now available to the market. A new smoke detector and 10-year battery is \$16, plus labor costs for installation. The Board requested that West get an estimate on the labor to do installations, keeping in mind that most homes in Eagle Ridge would require the replacement and that each home has approximately five smoke detectors in place.

Paul Donner reminded that Board that currently, smoke detectors are not a Mutual component and that they are the responsibility of individual homeowners.

West fielded board director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

- **Parking Problems**

Parking problems, including towing, has been requested as a topic to be covered in the upcoming Legal Seminar. Mutuals continue to have a problem with parking.

- **TARR**

May 31 is the deadline for Mutuals to vote on the Revised Trust and notify the committee. It was mentioned that M70 now has no problem with the Trust with regard to termination of the Trust and the disbursement of assets. Third WCMutual will vote against the revised Trust as it does not address a change in the percentage of Mutuals approving amendments from 100%. I mentioned that I was shocked at this decision because the TARRC was charged with rewriting the Trust without significant changes. That Mutual's president said, "So be shocked."

- **TASK FORCE**

Cindy Ware, President of M8, has announced that she is forming a Task Force which would include any interested Mutual participants to address Landscaping issues particularly in view of the drought.

- **CERT Presentation**

Mary England, CERT Area Coordinator, and Brad Wait, CERT Incident Commander, made a presentation about CERT in Rossmoor. They encouraged Mutuals to budget and plan for disaster response. Other suggestions were to sponsor personal preparedness workshops, encourage EP participation and recruit coordinators, and schedule Mutual-wide disaster drills (perhaps at 2am when disasters might occur).

- **GRF Mutual Liaison Committee**

Warren reminded the gathering that the GRF Mutual Liaison Committee is available for Mutuals to use to investigate issues of concern. For example, at last month's GRF Board Meeting, two Mutuals Directors accused MOD of operational snafus.

REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE -- Bob Hanson, Chair, Mary Hufford, Liaison

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

Diane reported that the next issue of TERN will be published soon.

SOCIAL COMMITTEE -- Wendy Dorband/Elaine Harris, Co-chairs; Larry Cahn, Liaison

No report was given.

EMERGENCY PREPAREDNESS -- Brant Free, Chair; Tim Christoffersen, Liaison

Brant Free reported that he has spent countless hours with Bob Heyden and Jo Jones to learn of the system that they have put in place to enhance emergency preparedness for Mutual 68.

Free's most immediate goals are as follows:

- Continue follow-up training of volunteers
- Free attend CERT training and become certified
- Get all ten emergency storage lockers adequately and identically supplied.

Free requested a budget in order to purchase the needed supplies.

Diane Mader moved and Tim Christoffersen seconded to approve a budget for Brant Free to properly replenish and maintain emergency supplies for the Mutual of an amount not to exceed \$1,000. The motion passed unanimously.

LANDSCAPE -- Barbara Blum, Chair; Tim Christoffersen, Liaison

Barbara Blum stated that replanting remains on hold because of the continuing draught conditions. The next Landscape Committee meeting will take place on March 16, beginning at 9 a.m., and to take place in the Gateway Board Room.

HOLIDAY DECOR -- Mike Casey, Chair; Diane Mader, Liaison

No report was given.

DATA BASE -- Jo Jones, Chair; Vickie Hipkiss, Co-Chair

No report was given.

NOMINATING -- Mary Hufford, Chair

Mary Hufford announced that incumbents Diane Mader and Tim Christoffersen have volunteered to serve another three-year term on the Board. An article will be published in the Rossmoor News announcing the open seats and inviting other Mutual 68 members in good standing to nominate themselves for candidacy if they so wish.

AD HOC TRUST -- Alan Seder, Chair; Diane Mader, Liaison

Alan Seder presented the Committee's report and recommendation of how the Board should vote on the restated Trust Agreement as presented by TARRC. While the Committee finds the majority of the restatement acceptable, there is some wording that has been altered in such a way that, in the Committee's estimation, changes the original purpose of the Agreement. Therefore, the Committee cannot endorse the document as presented.

TARRC asked for approval of the document as presented and did not invite Mutuals to provide any conditional approvals.

GRF Legal Counsel Tony Grafals is available to speak to individual Mutual Boards to answer questions and address concerns.

UNFINISHED BUSINESS

Parking Regulation Issues: The Board reviewed its effort in enforcing Mutual 68's parking policy. The Board requested that Sharon Fees follow up with two homeowners who have already been put on notice. Two other violators will also be contacted via written correspondence.

Smoke Detectors: This matter was discussed under the Building Maintenance report.

NEW BUSINESS

Close of Escrow Alteration Meetings: Diane Mader moved to implement a new procedure requiring home buyers in Mutual 68 to participate in an Alteration Meeting with representatives of the Resales/Alterations Department. In so doing, the new homeowners will be informed about what alterations have been made to the unit they intend to purchase, they will learn who is responsible for the particular alterations (the Mutual or the homeowner), and they will learn, generally, the procedure homeowners must follow in order to have future alterations made to their home. This is to take place prior to the close of escrow. The motion was seconded by Larry Cahn and unanimously approved.

ADJOURNMENT

With no further business to discuss, the February 23, 2015, Mutual 68 board meeting recessed to Executive Session at 2:25 p.m.

Sharon Fees, Assistant Secretary
Mutual Sixty-Eight