

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, MARCH 24, 2014, 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, March 24, 2014, in the Board Room of Gateway, 1001 Golden Rain Rd., Walnut Creek, California 94595.

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

Three 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 – February 24, 2014
Executive Session of the Board—February 24, 2014

Hearing none, the minutes to these two meetings stand approved.

ANNOUNCEMENTS

Barbara Blum announced that the board has an appointment to meet with the Mutual auditors on Friday, March 28, at 11 a.m. at MOD.

Blum also announced that the next board meeting will be Monday, April 28, 2014 at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

Mike Rosenheimer, 3064 GE: Mike Rosenheimer expressed concern about the water crisis that the state of California is currently experiencing. He opined that it is best to have a plan in place should the situation worsen.

Paul Donner reported that he had attended a meeting hosted by EBMUD at which EBMUD stated that they are more optimistic about the drought and their current water reserves. EBMUD has requested a voluntary 10% reduction on the part of water customers.

Should water consumption need to be cut back even more, Donner stated that Landscape Manager Rich Perona would advocate to let some of the lawns go while still maintaining shrubs and other plants as they are more expensive to replace and that lawns are somewhat easier and less expensive to replace.

Tim Christoffersen commented that the Mutual 68 landscape committee is looking at areas to conserve water consumption and Barbara Blum added that she has submitted an article to the next publication of TERN with water saving tips that residents can implement.

Blum concluded that while individuals can do their part in conservation, the vast majority of water used in the Mutual is for landscaping.

Rick West commented that if the President of the Mutual contacts the water conservation department of EBMUD, the Mutual can receive useful water conservation kits for its residents.

FINANCIAL REPORT

The March Treasurer's report was presented.

Actual Operating Fund revenue for the month of February was \$148,156. Expenses were \$150,109 for a monthly deficit of expenses of \$1,953.

Year-to-date Operation Fund revenue totaled \$296,352, whereas expenses totaled \$257,992 for an excess of revenue to expenses of \$38,359.

The most Significant difference between actual and budgeted expenses year-to-date was that water was under budget by \$29,571.

The Reserve Fund's revenue year-to-date totaled \$35,228. Expenses were \$23,833, resulting in a surplus of revenue over expenses of \$11,395.

Fund Balances are:	Operating	\$81,764
	Shea	43
	<u>Reserve</u>	<u>763,513</u>
	Total	\$845,320

BUILDING MAINTENANCE

Backflow Preventers: 2928 Saklan Indian will be the test-building for installing a secondary backflow preventer. MOD will coordinate AMAC and Stoddard Plumbing for time and materials and will present the estimate to the Board. West was informed that a City permit is not required for this work.

2014 Carpentry: The budget for the work to be done on Mutual fences is \$15,000. West reported that structurally they are in good shape. These fences, which are really lattices, should just be re-stained this year for better esthetics and preventative maintenance.

West suggested that the common area benches and tables be re-urethaned this season.

The board requested that West get bids for these two jobs.

Phase 4 Painting: The scheduled work for 2014 is budgeted at \$40,000. This area was last painted in 2008. The paint-cycle is ten years; therefore this work is for spot remediation. The work on Phase 4 began on January 31.

3103 GE: The replacement master bedroom door has been ordered by Pedroni & Company at a cost of \$2,980. MOD inspected the windows and discovered five broken springs. Jeld-Wen Windows will replace these five springs.

Eagle Statue: The eagle was power-washed and repainted at a cost of \$300.

Request to paint wrought iron railings: The Building Committee presented its report of wrought iron needing painting was presented to Rick West. The board requested that West get a bid for having all the railings painted.

Woodpecker damage remediation: The board will put the contract for Pacific Trim to perform the woodpecker remediation at 532 SO and 3002 GE on hold until the Board gets reassurance from the 522 High Eagle residents that the work done there has proven to be successful.

Mailbox post tightening: The Building Committee has submitted a report to Rick West of mailbox posts that need tightening. There are only approximately ten that need attention. MOD will perform the work.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

- Trust Agreement Review and Revision Committee
Mutual 68 is one of 2 Mutuals which oppose the 75/75 (or some other percentages less than 100) amendment proposal. At least one other Mutual President agreed with our position that what is shared in Rossmoor is equal and therefore all changes to the Trust should be agreed upon by all equally.
- Compensation of Rossmoor Employees with regard to Bonuses
There was a long discussion about this topic and when presented to Warren, he said that we should have read the entire presentation in the GRF Board March Meeting packet to fully understand what is being proposed. He encouraged individuals who wish to expound on this topic (or any topic) to the Board, should read the material and then present their opinions during Residents Forum at the GRF Board Meeting.
- New Waterford Executive Director, Channa Alperin
The newly hired Executive Director of Waterford has been on the job for 5 weeks. In this short period of time she has become a very positive presence in Waterford and has achieved very high marks.
- Police Activities in Rossmoor
Attending the meeting were 3 Walnut Creek Police Officers. They led a very long and positive discussion of their new activities in Rossmoor. There are two elements which have helped create a positive change. The new Police Chief and the fact that there are more police officers hired have created a very different atmosphere in Rossmoor. The Chief has created committees which deal with: Welfare, Fraud, Traffic and Burglary in Rossmoor. In 2010 and historically there were approximately 10 to 12 burglaries in Rossmoor. In 2011 and 2012, there were 21. Thus, the increased presence in Rossmoor to help reduce the number of burglaries. It has worked because in the beginning of 2013 there were 7 and thus far in 2014, there have been 3. There followed a question and answer period which was aimed at listing ideas for preventing crimes. There are 18 – 20 year-old persons of interest living in Rossmoor. This is a problem and the police need the cooperation of Mutuals to locate this potentially dangerous individuals. We are to be alert to reporting people who look like they don't belong here (call 943-5844). Windows could possibly get low cost or free window locks which would prevent break-ins. The police are looking into this. Video surveillance could be installed at the gate (both directions) to help solve crimes. The traffic issue has certainly been positively affected by the new police presence. The police were congratulated for this effort and encouraged to continue it. At this point they are giving warnings, but ticketing will be next. They are looking into repairing the flashing speed indicators throughout the valley and also installing a radar trailer. There is no question that the police presence is here to stay. The Presidents expressed deep appreciation to them and strong encouragement to continue.

REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE – Jack Cassidy, Chair; Mary Hufford, Liaison

No further report was presented. Barbara Blum expressed gratitude to Jack Cassidy for the work that he and the Committee do for the Mutual.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

The next issue of the TERN will be published soon.

EMERGENCY PREPAREDNESS -- Bob Heyden, Co-Chair; Earl Orum, Co-Chair; Jim Hartnett, Liaison

No report was given.

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

Barbara Blum reported that the committee will be performing a walk-through of the Mutual on April 2. All board directors are welcome to join. They will be looking specifically looking for making sprinklers more efficient and at removing lawn in strategic areas.

Blum concluded that that a new procedure has been adopted by the Landscape Committee. Plants will be removed upon homeowner request, but that the plants will not be replaced until at least autumn.

SOCIAL COMMITTEE –Jim Hartnett, Liaison

Jim Hartnett reported that the next Mutual event, the Spring Brunch, has been rescheduled for May 3. The Committee has chosen Hamilton Catering and invitations for the event will go out at the end of March.

Jim Hartnett will be retiring from the Board and the Social Committee and reminded the board that a replacement will be needed to chair the Committee.

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.

AD HOC TRUST REVIEW/REVISION -- Alan Seder, Chair Diane Mader, Liaison

There was discussion regarding the Mutual 68 board's decision to only support a 100% approval (of all Mutual boards and the GRF board) for effecting changes in the Trust and how this decision was received by some members of TARRC.

NOMINATING COMMITTEE

One person has come forward expressing interest to serve on the board of directors. If no other residents express interest by the nomination deadline, the board will not hold a Candidates Reception.

UNFINISHED BUSINESS

Street Lights: Rick West learned that the street lights in Mutual 68 are the responsibility of the Mutual and not that of the Trust.

Some options for maintaining them were discussed. The board asked West to get estimates for painting the entirety of each street light and an estimate for painting just the bases. The board also pondered how the maintenance of these street lights is being reflected in the Helsing study, if at all.

ESR: Barbara Blum sent an email to Mike Cochrane about getting ESR to pay for the replacement master bedroom door at 3002 GE and about getting the contingency fund returned to the Mutual. She is awaiting a response.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

With no further business to discuss, the March 24, 2014 Mutual Sixty-Eight board meeting adjourned at 2:30 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight