

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 27, 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, April 27, 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
		Tim Chrsitoffersen	Treasurer
		Mary Hufford	Secretary
		Larry Cahn	Director

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

Nine 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 -- March 23, 2015

With no additions or corrections requested, the minutes to the Regular Meeting and of March 23, 2015 stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Tuesday, May 26, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

Two residents addressed the Board of Directors with their concerns about another resident who violated policy by installing hard-surfaced flooring in his upper-level unit.

Not only was the policy violated, but the Mutual 68 Board of Directors expressly communicated with the homeowner to inform him that installing the hard-surfaced flooring, where prohibited, would be a violation of policy and advised against his authorizing the hard-surfaced flooring installation. The two concerned residents inquired as to what the Board of Directors will be doing about the situation. The Board responded that they are addressing the matter.

Three other Mutual 68 members present at the meeting also expressed their concern with the policy violation and expressed their support of the Board of Directors.

Ms. Liz Barkelew and Mr. Charles Scherer, 3066 Grey Eagle Drive: Ms. Barkelew and Mr. Scherer inquired if Mutual 68 would approve the installation of solar panels on top of the Mutual roofs. Discussion ensued. The homeowners were informed that the Board of Directors will look into the matter. Governing law affects what parameters a homeowners association may impose upon its membership in regards to installation. Mutual 68 will investigate what language should go into a properly composed policy regarding solar installation.

#### FINANCIAL REPORT

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

March 31 Fund Balances are:	Operating	\$ 108,802
	Shea	(324)
	Reserve	730,501
	Total	\$ 838,979

#### BUILDING MAINTENANCE -- Rick West

Overflow Protection Devices: Davis Plumbing has put together a proposal for 14 four-plex buildings on Saklan Indian Drive at an estimated cost of \$18,000. Installation will begin on May 1. The budget for the whole project is \$30,000.

606 RW Retaining Wall: Five Star submitted a bid for \$4,892 to repair the retaining wall that has deteriorated due to soil erosion. Rick West will coordinate with Rich Perona to get additional bids for this project. This matter will be reviewed at the next regular board meeting.

3142 GE Dry Rot Repairs: The landing sub-floor needs replacing due to dry rot. This project will be taken out to bid.

546 HE Loose Decorative Rock: Five Star presented a bid of \$670 to the Board for approval to fix the decorative rock located on the face of the building. The Board unanimously approved the work to get done by Five Star.

Remaining Dry Rot Repairs: 3010 GE, 3013 GE, 2954 SI, 3122 GE, 614 RW, and 618 RW still require dry rot repairs. Estimates for these will be presented to the Board at a future board meeting.

Woodpecker Damage: MOD carpenters are scheduling repairs for the following buildings: 535 HE, 526 HE, 536 SO, 560 HE, 596 HE, 3014 GE, 3044 GE, and 3023 GE. The Board unanimously approved to hire Perfect Painting at a cost of \$3,600 to perform the woodpecker damage mitigation at 535 HE and 526 HE.

Follow-up Items:

608 SH: Sang Electric has scheduled with the resident to perform the fan wiring for the master bath.

Dryer Vent Repairs: This has been completed by MOD at a cost of \$500.

546 HE Woodpecker Proofing: This work has been completed by MOD at a cost of \$6,000.

632 SH Resale Inspection Repairs: This job has been completed at a cost of \$10,396.

545 SO and 547 SO Dry Rot Repairs: 545 SO and 547 SO dry rot repairs were completed by MOD at a cost of \$2,000 for each location.

West fielded board director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM-- Barbara Blum

### **Solar Power for GRF Clubhouses**

The grassroots Solar Power for Rossmoor Committee held a well-attended meeting last week. The content of the meeting was excellent with regard to the project which would include a large solar array mounted on a hillside next to MOD to power the GRF Clubhouses. The videotape of the meeting can be seen at: <https://youtu.be/4z3J8MQBDfA>. See handout on the subject. This committee has a sub-committee forming which addresses solar power for residences.

### **TARR**

The final meeting of the TARR will be held on May 8th at 9:30 in the Gateway Board Room. The latest news on the subject of acceptance of the restated Trust is that Mutual 61 voted NO as did Second WC Mutual.

### **First Quarter MOD Financials**

Paul reported that the First Quarter MOD Financials are in good shape. The Cash Deficit is \$13,741 with revenues at \$2,173,311 and expenses at \$2,187,396.

### **New CEO Selection**

The recruiter will be contacting the Mutual Presidents for their input as to the attributes and qualifications of the new CEO. Expect that I will be requesting the Board's suggestions on this subject so that I can share our Board's feeling in this regard. The RN will run stories which demonstrate a similar outreach by the recruiter to the Rossmoor community.

### **GRF Defined Benefit Pension Program**

Rick Chakoff, CFO, and Ken Haley, GRF Treasurer, gave a comprehensive explanation of the aspects of the Pension Program because the community seemed to have misunderstandings and complaints about the program. Please see the handout attached which covers many of the components. The Pension Program, which is for non-union employees hired prior to May 1, 2009 when the plan was closed, is worth approximately \$43 million. It is managed by MASS MUTUAL and the fees are paid to them via the expense ratios of the funds.

## **REPORTS OF STANDING COMMITTEES**

**BUILDING COMMITTEE** -- Jack Cassidy, Chair, Mary Hufford, Liaison

No further report was given. The next meeting of the Building Committee will be cancelled due to lack of business to discuss.

**CIC** -- Vickie Hipkiss, Chair Diane Mader, Liaison

No report was given.

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

Larry Cahn submitted a brief report on the Spring Brunch preparations.

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

Brant Free reported that two training sessions were held for Mutual 68 Entry Coordinators. Free is now in his third week of CERT training with the City of Walnut Creek and intends to take classes in Hamm radio operation, as well.

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

Barbara Blum reported that two lawn conversions have taken place and others will be scheduled as well. Scheduling is now a matter of identifying areas and prioritizing them. Upon request, the Landscape Zone Reps submitted, to Rich Perona, lists of areas that they identified as appropriate for lawn conversion. It is expected that the Mutual will be able to take advantage of EBMUD rebates to offset the costs of these conversions.

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

No report was given.

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

No report was given.

UNFINISHED BUSINESS

Parking Regulation Issues: The issue of painting curbs located in front of fire hydrants red was discussed. This matter may be taken up at a future meeting.

Alteration Request: This matter will be discussed in Executive Session.

Smoke Detectors: Smoke detector battery change out is not scheduled until 2016. This time will allow the Mutual to consider the option of having the current smoke detectors changed out with a 10-year smoke detector that would either be at the Mutual or homeowner cost. This matter will be discussed at future meetings.

Restated Trust: Diane Mader reported that the Mutual 68 Ad Hoc Trust Committee reached consensus and recommends that Mutual 68 should vote against the Restated Trust Agreement because there is one section in the Restated Trust Agreement that has been reworded in such a way that it materially changes the meaning of the original text.

Tim Christoffersen moved and Mary Hufford seconded to not accept the Restated Trust Agreement, dated December 2014, as presented by the Trust Agreement Review and Revision Committee. The motion passed unanimously.

### NEW BUSINESS

Paint Codes for Residents: The Board agreed that residents should have access to the color palette codes for the exterior so that residents can do touch-ups when necessary.

New Paint Color Palette for Exteriors: The Board will start investigating the option of changing the color palette for the Mutual for the next cycle of exterior painting. Mary Hufford will chair an Ad Hoc Committee to serve this purpose.

### ADJOURNMENT

With no further business to discuss, the April 27, 2015, Mutual 68 board meeting recessed to Executive Session at 3:30 p.m.



---

Sharon Fees, Assistant Secretary  
Mutual Sixty-Eight