

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 28, 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, April 28, 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

Five 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 24, 2014

Hearing none, the minutes to the March 24, 2014 meeting stand approved.

ANNOUNCEMENTS

Blum also announced that the next board meeting will be Tuesday, May 27, 2014 at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

Mike Rosenheimer, 3064 GE: Mike Rosenheimer expressed concern about cars and pick-up trucks being parked in driveways and on the streets. This matter was further discussed under New Business.

Shelley Zell, 503 FW: Shelley Zell asked the Board to consider allowing hard-surfaced flooring in areas other than the entryway, kitchen, and bathrooms. Zell was informed that this matter will be placed on the agenda of the next regular meeting. Zell was asked to bring as much information as possible concerning her request.

Penny Lucido-McGahan, 532 SO: Penny Lucido-McGahan is concerned about the unit above her because it has hardwood floors that create a lot of noise transfer, depending on who is walking through the unit. Lucido-McGahan asked about what recourse existed to get the floors removed at the time the unit transfers ownership. The Board responded that currently no recourse exists.

### FINANCIAL REPORT

The April Treasurer's report was presented.

Actual Operating Fund revenue for the month of March was \$148,181. Expenses were \$121,078 for a monthly excess of revenue of \$27,102.

Year-to-date Operation Fund revenue totaled \$444,532, whereas expenses totaled \$379,071 for an excess of revenue to expenses of \$65,462.

The most Significant difference between actual and budgeted expenses year-to-date was that water was under budget by \$54,700. This is partly due to the fact that billing for water only occurs every other month.

The Reserve Fund's revenue year-to-date totaled \$52,846. Expenses were \$30,501, resulting in a surplus of revenue over expenses of \$22,346.

Fund Balances are:	Operating	\$108,866
	Shea	43
	<u>Reserve</u>	<u>774,519</u>
	Total	\$833,428

### BUILDING MAINTENANCE

Backflow Preventers: 2928 Saklan Indian will be the test-building for installing a secondary backflow preventer. MOD will coordinate Stoddard Plumbing for time and materials. This work will begin on May 15. 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.

West will get bids from MacFarlane, 5-Star, and CVP.

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. More dry rot has been discovered than budgeted for, but all of the found dry rot will be remediated.

3103 GE: The replacement master bedroom door has been installed and completed. Toupin is trying to get the Jeld-Wen/CertainTeed Window warranty honored.

Request to paint wrought iron railings: The Building Committee presented its report of wrought iron needing painting was presented to Rick West. West sent this job out to bid to MacFarlane, 5-Star, and CVP.

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: MOD has completed this work.

Street Light Pole and Base Painting: West sent this out to bid to MacFarlane, 5-Star, and CVP.

Fire Sprinkler leakage payment: A total of \$3,000 was paid for damages that occurred at two different homes within the Mutual. The damage was a result of fire sprinklers leaking.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

- Moxxy Marketing's Offer to Mutuals for Website Building Rejected  
It has been suggested, and adopted by several Mutuals, that Mutuals use the [rossmoor.com](http://rossmoor.com) website Mutual tab and not have stand-alone websites. Moxxy's offer to build a separate website for Mutuals would be very costly and using the Mutual tab on Rossmoor's site would be very efficient.
- Comcast Re-opening Offer to Mutuals to Have Bulk Contract  
Comcast was asked by Warren if they would re-open the bulk offer to Mutuals similar to the contract we have with them. They agreed, so interested Mutuals will attend a soon to be announced meeting to begin discussing the topic.
- Trust Agreement Review and Revision Committee  
The TARRC are now proponents of a 75/55 ratio for Trust amendment approval. At its May meeting, the chairman and at least one other key committee member will be away, so this issue will not come to a head yet.

- Electric Vehicles  
Many Mutuals are developing policy to cover the eventuality of housing and recharging electric vehicles. Should we do the same? Mutual 48 just wrote such policy.
- CCC Fire Protection District Captain Jason Walker  
The Captain said that increasing public relations with Rossmoor is a new goal for the Department. One suggestion is to have lockboxes on front door hardware so when a 911 call is answered, there is a way to enter the home without breaking down a door. The CCFPD would keep a database of the lockbox codes so that which they would access when the need arose. Emailing the Captain at [jwalk2@cccfd.org](mailto:jwalk2@cccfd.org) is a way to get more information about this option.

### REPORTS OF STANDING COMMITTEES

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

Jack Cassidy reported that the Committee surveyed almost all of the metal railings and presented the report-in-progress to Rich West and the Board. A complete report will be available in the near future.

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

The next issue of the TERN will be published soon. An article on parking will be included in this edition.

#### 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 has recently met several times. The Committee chose several strategic areas that they have identified as areas to stop irrigating and replace with bark and shrubs. No turf will be removed at this time and many areas of dead rosemary will be removed.

#### SOCIAL COMMITTEE –Jim Hartnett, Liaison

Jim Hartnett reported that the next Mutual event, the Spring Brunch, will take place on May 3. Hamilton Catering will provide the meal. Thus far, there are 82 reservations for the brunch.

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

The Easter Bunny and eggs were up over the holiday.

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

No report was given.

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

No report was given.

NOMINATING COMMITTEE

Mary Hufford reported that Barbara Blum has volunteered to serve another term on the board and Larry Cahn has volunteered to fill the seat being vacated by Jim Hartnett. Both Blum and Cahn will be seated at the Annual Meeting.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Parking: There will be an article in TERN reminding residents of the policies concerning required parking procedures and garage use.

Landscape Priorities:

ADJOURNMENT

With no further business to discuss, the April 28, 2014 Mutual Sixty-Eight board meeting adjourned at 2:35 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Sixty-Eight