

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 22, 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, June 22, 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 Christoffersen	Treasurer
		Mary Hufford	Secretary
		Larry Cahn	Director

**Attended via conference call*

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

Ten 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 – May 26, 2015

With no additions or corrections requested, the minutes to the three meetings stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, July 27, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

Michael Rosenheimer, 3064 Grey Eagle Dr.: Mr. Rosenheimer informed the Board that he has been experiencing period issues with his Comcast broadband. Rosenheimer was asked to be persistent with Comcast in order to get more consistent service. It was noted that no other residents have reported recent issues with their service.

Judy Box, 587 High Eagle Ct.: Ms. Box reported that her entryway persistently has mold on the pavement. A work order has been issued to pressure wash this area and maintenance crew will also inspect the area to see if it can be better leveled out in order to mitigate any possible moisture accumulating.

H. C. and Bung-Fung Torng, 618 Shadowhawk Way: The Torng requested the alteration application approval for a new deck to be constructed out of simulated wood.

Tim Christoffersen moved that the Board approve this alteration application after final approval by Rick West. Mary Hufford seconded the motion.

Larry Cahn moved to amend the motion so that it includes that the wood to be used as the underlying support beams be pressure treated wood. The motion to the amendment passed by majority vote with a dissenting vote submitted by Tim Christoffersen.

The amended motion to approve the alteration application as presented with the addition that pressure treated wood be used for the underlying support beams passed unanimously.

FINANCIAL REPORT

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

May 31 Fund Balances are:	Operating	\$ 112,570
	Shea	(324)
	Reserve	723,400
	Total	\$ 835,646

Christoffersen presented highlights of the current year's Reserve expenditures. The Board requested to meet with Roy Helsing in order to be best prepared to set the coming year's budget.

Paul Donner and Rick West responded to Board Director questions.

BUILDING MAINTENANCE -- Rick West

3113 and 3115 Grey Eagle: The balcony on 3115, which is an upper level unit, has been red-tagged due to dry rot. 3113 GE, also an upper level unit, requires dry rot repair as well, but it was not necessary to red-tag the balcony on this unit.

Overflow Protection Devices: Davis Plumbing is scheduled to begin this project on June 29. The contract is for 36 units (or 18 buildings), which will cost \$18,000. This is phase one of two phases. The second phase is scheduled for 2016. The budget for the entire project is \$30,000.

606 RW Retaining Wall: A soils engineer from GEC Consulting is prepared to conduct inspections and prepare specifications for rebuilding the retaining wall that is necessary because of soil erosion.

3142 GE Dry Rot Repairs: The landing sub-floor needs replacing due to dry rot. This project was taken out to bid. Mary Hufford moved and Larry Cahn seconded to hire AMAC to complete the work for \$5,860. The motion passed unanimously.

Follow-up Items:

MOD Dry Rot Repairs: Due to budgetary constraints, MOD is only conducting dry rot repairs when safety concerns arise or as part of the Phase I painting and dry rot rehabilitation. Dry rot inspections will continue.

Woodpecker Rehabilitation: Due to budgetary constraints the woodpecker rehabilitation has been temporarily put on hold.

2016 painting proposals have been sent to the Board for review and budgeting.

West fielded Board Director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM-- Barbara Blum

Ad Hoc Task Force on General Plan

Don Liddle, Chair of the Task Force, has requested that the Mutuals update the current status of the items set forth in the General Plan which relate to Mutuals. A committee has been formed to do this evaluation from the Presidents' Forum. Barbara Blum is on this committee.

Gas Meters

A poll was taken of the Mutuals to see if any have opted to have automatic gas meter shut-offs installed. Only one, Mutual 61, has already had his done.

EMAIL Addresses of Mutuals

Sharon and Anne, from the Mutuals' Board Office, have requested that each Mutual pay \$4/month to get a dedicated Mutual email address on the rossmoor.com website so questions are directed to the Board office rather than having Maureen O'Rourke have to field them. For example, Third WC Mutual has done so and their email address is: twcm@rossmoor.com.

Security Statistical Report

Dennis Bell presented a report of the safety statistics for Rossmoor comparing January 1 - May 31 2013, 2014 and 2015. The most alarming figure is from vandalism of parked cars which for 2013 was 6, 2014 was 4 and, thus far in 2015 is 15. This represents tires slashed, keying and spray paint on cars.

Worker's Comp Refund

Paul Donner reported that \$60,000 is being returned to the MOD Management Fee from Worker's Comp which will be refunded to the Mutuals.

Change Banks

Paul reported that Mutuals may choose to change banks from Mechanics to City National to reduce bank fees.

GRF Projects for 2015-16

Les Birdsall, GRF President, presented the current projects before the GRF Board: Solar - hired a consultant, will meet with him on Thursday; Executive Search - interview candidates on August 18 and 19, finalist on October 6; Fitness Center - phase 2 report with 3 schematics on July 8th, to Board on July 30th, final schematic on August 27; Broadband - survey being conducted; Budget - Sept 8 and 9, final budget on Sept. 24; Charging Station - many questions, no action as yet.

REPORTS OF STANDING COMMITTEES

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

It was discussed that each building should have a gas shut-off valve wrench accessible to its residents.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

No report was given.

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

Brant Free reported that he has begun ham radio training.

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

Barbara Blum reported that no further work is currently being done to Mutual 68 with the exception of regular maintenance.

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

The Committee is preparing for the August picnic.

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.

UNFINISHED BUSINESS

Smoke Detectors: Smoke detector battery change out is scheduled for 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. It is estimated that it would cost \$50 for five smoke detectors, per manor, plus the labor to install the detectors. This matter will be discussed at future meetings.

No new information on this matter was presented at this meeting.

Solar Energy: Larry Cahn updated the language to Third Mutual's solar policy in order to create a policy for Mutual 68. He distributed this draft to the Directors for their review.

Ad Hoc Paint Color Palette Committee: No report was given.

NEW BUSINESS

Patio Alteration Application: This matter was discussed and moved upon during Members' Forum.

Opening of Accounts at New Bank: Larry Cahn moved and Mary Hufford seconded to open an operating account and a reserve account at City National Bank with the intent of eventually closing out the accounts at Mechanics Bank. This will be done to take advantage of lower bank fees.

Alteration in Progress: An alteration in progress, that seems to have been approved and that should not have been, was discovered. Paul Donner will investigate this matter with Bill Parsons and report back to the Board.

Golf Cart Parking Complaint: A complaint about a golf cart being parked not entirely in a neighbor's driveway was submitted to the Board. Barbara Blum requested Sharon Fees to follow up with this matter.

ADJOURNMENT

With no further business to discuss, the June 22, 2015, Mutual 68 board meeting recessed to Executive Session at 3:10 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight