

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 22, 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, September 22, 2014, in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

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

Mutual Operations staff was represented by Rick West, Building Maintenance Manager and Sharon Fees, Board Coordinator.

Two 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 – August 25, 2014
Executive Session of the Board – August 25, 2014

Based on the request from homeowner Sharon Collins to include additional information in the Regular Meeting of the Board of August 25, 2014, the board deferred approval until the entire board can review and consider the request.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, October 27, 2014, beginning at 1:30 p.m. in the Fireside Room of the Gateway Complex. The Annual Members Budget Meeting will immediately follow at 3:00 p.m. in the same location.

RESIDENTS' FORUM

No presentations were made.

FINANCIAL REPORT

Tim Christoffersen presented the September Treasurer's report.

August 30 Fund Balances are:	Operating	\$ 62,323
	Shea	(327)
	Reserve	<u>748,341</u>
	Total	\$ 810,337

Year to Date revenue over expenses is \$18,919 compared to a budgeted amount of \$1,725.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

Barbara Blum presented the following:

Renewed Comcast Offer Update - Two representatives from Comcast presented the current Bulk Offer which is for internet and phone only. Two Mutuels are interested, but still asking questions.

Golf Cart Registration - GRF will make registration of golf carts available to owners of golf carts who reside in Mutuels which require such registration.

TARR - It was expressed at the September meeting of the TARR that the status of the Trust is uncertain. Members of the committee do not seem to know how to proceed because, as stated by Diane Gilfoy, "two Mutuels are against approving any changes." This statement was challenged by me. I clarified that Mutual 68 is not in favor of changing the 100% approval of Mutuels necessary to amend the Trust. The committee may suggest having a general meeting about the Trust for all Mutuels to further educate and solidify the process of Trust revision.

GRF 2015 Budget - There was a short discussion of the proposed 2015 GRF Operating Budget. The Finance Committee meets this afternoon to discuss the proposed Budget and will make its recommendations to the Board at its meeting on Wednesday, September 24th.

Rossmoor's 50th Anniversary Celebration - The Mutual Presidents wish to commend the Committee and GRF employees for their fine crafting of the very successful 50th Anniversary Celebration events.

BUILDING MAINTENANCE

Sewer Back-Up Protection: Davis Plumbing has been requested to submit an estimate for this work to be done.

Gutter Cleaning: All Clear has begun the annual gutter cleaning at a cost of \$6,500. An email blast will go out to residents notifying them that the gutter cleaning will be taking place.

Phase Four Building Rehabilitation: This is ongoing by MOD and is almost complete. The total cost thus far has come to \$48,762.

Bird Abatement: All Clear continues to complete work orders for bird abatement.

Front and Back Deck Concrete Drainage Maintenance Proposal: Perfect Painting's proposal to drill weep holes in decks and landings in 74 units in 37 buildings is \$125 per unit, totaling \$9,250. The MOD bid came in at \$140 per unit, totaling \$9,800.

Diane Mader moved and Tim Christoffersen seconded to accept the bid from Perfect Painting to drill the weep holes on the front landing and back deck of 74 units at a total cost of \$9,250. The motion passed unanimously.

Kevin of Perfect Painting strongly suggested that once weep holes are drilled that the Mutual wait twelve months before considering applying any type of coating to the surface of the landings. For individual homeowners, this would also hold true for back decks.

Preventative Maintenance is recommended every two to four years.

2886 SI Fire: Fremont Bank is working directly with AMAC for the restoration.

2938 SI: Mary Hufford moved and Barbara Blum seconded to hire AMAC to remediate the dry rot at 2938 SI. The motion passed unanimously.

532 SO and 3002 GE: Pacific Trim has begun the much anticipated bird proofing.

Rick West responded to the group's questions and comments.

REPORTS OF STANDING COMMITTEES

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

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

A flyer announcing the impending Members Budget Meeting will be distributed.

SOCIAL COMMITTEE – Wendy Dorband and Elaine Harris, Co-Chairs; Larry Cahn, Liaison

The dates and rooms for all 2015 Social Events have been established.

EMERGENCY PREPAREDNESS -- vacant

No report was given. The Board is still seeking chairman for this committee.

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

Barbara Blum reported that an authorization has been made for more Rosemary removal.

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

No report was given.

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

Updated directories will be available at the Members Budget Meeting.

UNFINISHED BUSINESS

Parking Regulation Infractions: Compliance is an on-going project for the Board and some progress is being made.

Electric Vehicle Policy: The draft policy was distributed to the membership.

Fire Abatement Task Force Report: Much more abatement has been performed under Rich Perona's oversight. Brant Free was commended for his efforts in this matter.

Through some investigation of former Mutual 68 minutes, Mary Hufford discovered that GRF may have committed to maintaining the "reduced fuel zone" around Mutual 68. The Board will look further into this matter.

NEW BUSINESS

Contract with Financial Auditor: Tim Christoffersen moved and Diane Mader seconded to approve the firm of Walters and Kondrasheff to perform the 2014 Financial Audit and file the income taxes for the Mutual. The motion passed unanimously.

Alteration Application Request: The unit associated with File No. 68-068-045 submitted an alteration application to the Board of Directors for a whole-unit remodel. The Board reviewed the application in detail. It was approved by the Board of Directors with some limitations imposed. The approval, with contingencies, was documented and will be delivered to Alterations Inspector Bill Parsons.

ADJOURNMENT

With no further business to discuss, the September 22, 2014 Mutual Sixty-Eight board adjourned the regular meeting at 3:12 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight