

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 21, 2017 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dale Smith, and Dennis Johnsen were also present. Roger Svoboda was absent. Five resident members were present.

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor, and Anne Paone, Assistant Secretary.

APPROVAL OF THE MINUTES

Ms. Alley asked for any additions or corrections to the minutes of the regular session Board meeting of August 17, 2017 and the Executive Session Meeting of August 17, 2017. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

Sally Kirby announced that IRV (Informed Rossmoor Voices) will have a demonstration of solar and electric vehicle charging on October 5th.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Smith reported that the ending balance in the operating fund for August was \$55,483. The ending balance in the reserve fund for August was \$910,927. The combined total balance was \$966,410. The operating fund is lower than it should be due to rain leaks. There will be a budget meeting tomorrow.

PRESIDENTS' FORUM

Ms. Alley reported on the August 28 forum. Various policies were discussed, including the fine structure for fine policies. The GRF staff did an insurance presentation. The MOD billable rate may increase. There is a new organizational chart. Mr. Donner stated that it shows 3 new positions in landscaping and they are built into the draft budget for 2018.

MOD needs a field supervisor and irrigation technicians.

There was a discussion on recycling of cardboard. Mr. Donner reported that they are considering having a recycle consultant to set up a plan for Rossmoor to make money from recycling instead of giving it to Republic Services.

LANDSCAPE REPORT

Mr. Ormond reported that the committee met and discussed rehabs. There will be a tree walk in October with Waraner Tree. There is a proposal for 1289 Avenida Sevilla for \$6,004 and \$900. This building had previously flooded.

Mr. Donner reported that the MOD contract has a set price for rehab techs, MOD days, etc. It includes a pest control technician. It also includes a portion of Mary Ann Gannon-McCooey's salary. The grounds and entry maintenance are handled by BrightView. Their contract has prices with specifications. Landscape rehabs are arbitrary and depend on the Board's decision. Tree maintenance is based on historical data. There is a contingency for tree removals.

MUTUAL OPERATIONS REPORT

Mr. West reported the following:

Action Items:

1. Estimate for Asphalt replacement - Entry 3.
Mr. Johnsen moved to approve the proposal from Silicon Valley Paving in the amount of \$5,800 for asphalt replacement. Mr. Smith seconded and the motion carried without dissent.
2. 3663 TG 1B – Installation of new flashing, paper stucco and paint around leaking window. Five Star Proposal \$9,650.00.
Mr. Smith moved to approve the proposal from Five Star in the amount of \$9,650 for 3663 Terra Granada 1B. Mr. Johnsen seconded and the motion carried without dissent.

Work in Progress:

1. R – 3535 TG – Estimated reopening. Sept. 22nd to Sept. 29th. Otis Elevator rehab contracts for \$436,000.00 plus Musco Electric upgrades -\$84,000.00. (start date July 31st). Notices have gone out to 3874 TG - Start date 9/18. 3711 TG and 3425 are scheduled for November and December.
All 4 elevators are scheduled to be completed by the end of the year.
2. R - 3535 TG 4B / 4C – AMAC Balcony rehab projects. Cost \$44,770.00 (work in progress).
3. R - 1285 AS 1B – AMAC Balcony rehab \$11,985.00 (work in progress).
4. R - 1277 AS 2A -Contractor AMAC and Bertolami Engineering waiting for Engineering report.
Mr. Smith moved to approve the proposal from AMAC in the amount of \$12,778. Mr. Johnsen seconded and the motion carried without dissent.
5. R- 3288 TG Breezeway recoating – Contractor: Perfect painting \$37,850.00. (scheduled for October).

Completed Items:

1. R - New doors – 3230 TG 1B Fire Door \$1,210 / 3330 TG 1A Fire Door \$1,210 / 1297 AS Utility double Doors \$2,451 and \$1,721.

GOVERNING DOCUMENTS

No report

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next regular board meeting: Thursday, October 19, 2017 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:55 p.m.

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy

***The Board of Directors met in executive session on August 17, 2017 at 3:00 p.m. to discuss the following:

1. Compliance issues: Landscape – Residents to receive letter explaining Common Area

Having no further business, the executive session adjourned at 3:30 p.m.