

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 20, 2014 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Alan Matthews, Jerry Cruson, Russ Cunningham and Ellen Dietschy were also present. Four resident members were also present.

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

Excused: None

APPROVAL OF THE MINUTES

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of October 16, 2014. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

None

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that the operating fund as of October 31 has expenses of \$504,666. This is \$32,800 over budget. However, operating revenue has exceeded expenses by \$57,500. The operating balance is \$81,946. The reserve fund expenses are \$426,856. That is over budget by \$122,000. The expenditures exceed revenue by \$121,771. The reserve fund balance is \$1,278,042. The total fund balance for operating and reserves is \$1,359,988.

PRESIDENTS' FORUM

Mr. Rowe reported on the October 23rd Presidents' Forum in which there was discussion regarding golf cart registration. There was discussion on electric cars and how to handle cars that need two 210 circuits (Tesla). Mutual 70 is leaving it up to the owner of each unit within their own garages. Earthquake insurance was discussed. Can Mutuals sign into the California Earthquake Authority? Rick Chakoff will check to see if anything has changed such as reduced rates. The Trust Agreement discussion is ongoing.

LANDSCAPE REPORT

Mr. Rowe reported that he has the bids from the tree walk. They are waiting to hear from the city to see if they have the proper permits for tree removals. They can move forward with the trimming. Mr. Ormond reported that the amount will be under budget. The budget is \$12,000.

The bid is \$11,935 for everything noted during the walk-through. Ms. Dietschy suggested that the landscape committee review the list and the Board can decide to approve the bid at the December meeting.

Mr. Rowe reported that the winter rehab started yesterday. He reminded the Board that several years ago they discussed reducing the planting to three feet from the building. Sprinklers would be removed from that area, too. Lodi stone would be placed there. This protects the foundation of the building and keeps the building dry.

The first priority is to do the sidewalk along Terra Granada between entry 8 and the wrought iron fence. This area has never had anything done to it other than dead plants being removed.

MUTUAL OPERATIONS REPORT

Mr. Rowe introduced Jill Alley and Herb Salomon. They are interested in serving on the building committee. Mr. Rowe asked for a motion.

Ms. Dietschy motioned to accept Jill Alley and Herb Salomon as members on the building committee. Mr. Cunningham seconded and the motion carried without dissent.

Mr. West presented his report as follows:

Work in Progress:

1. 2014 roofing for Phase 2 - State Roofing has completed Entry 7 Bldgs. Completion date 11/2/14. MOD roofing crew completed Entry 7 installation of new downspouts.
2. 3288 TG /3874 TG - Installation of Sump Pumps in elevator pits. Stoddard Plumbing is at a standstill with CCCSD for sewer line disposal. Due to the California Code of Regulations, Title 8, Section 3120.6. Pits. Not allowing a sump pump inside the pit or mechanical room. Discussion of options with board.

If the Board approves, they can move ahead with the external version of the sump pumps. Install a drain at the bottom of the pits, the water will be moved by gravity outside of the pit. It can then go into the sewer. Mr. West said it doesn't have to be done by gravity. It can be pumped out.

The building committee recommends that the Board proceed.

Mr. Cunningham motioned to proceed with the planning. Stoddard will present a plan. It was seconded by Mr. Matthews and the motion carried without dissent.

3. 3773 TG. Beam & Deck repair - Start date 10/8. AMAC continuing ahead of schedule. Shear wall inspection 11/14/14. Deck coating scheduled for 11/19. AMAC/ TOUPIN to send tile installation proposals.

Mr. Cunningham motioned to approve the proposal that Mr. Rosenzweig will present to MOD in the amount of \$1,520 for the installation of tile. It was seconded by Mr. Matthews and the motion carried without dissent.

3773 T.G. – Mr. West presented 2 bids to the Board. This is to fill in the space at the bottom of the building in the back. It is an access for rodents. The Board decided to table this until the December meeting. It needs more discussion.

4. 3244 TG 2A Termite and dry rot Repair – Dry rot and termite damage found in rear deck floor and rear deck beam / rear window header and slider header. Antimite completed treatment on 10/27. Toupin completed work except exterior paint. Perfect Paint scheduled 11/14/14 for deck coating.
5. 3711 4C Rear Balcony Beam and Arbor dry rot repair - AMAC and Toupin to give estimates. Estimated AMAC \$5,447.

The Board would like the building committee to discuss and make a recommendation to the Board at the December meeting.

6. Hose Bibs - Davis Plumbing to replace all non - balcony hose bibs as directed by board. Notices going out 11/15 to begin work week off 11/17.
7. Balcony Scuppers - MOD inspecting all balcony scuppers as directed by board. – In progress.
8. 3230 TG 1B – Deck dry rot – inspection in progress.

The Board would like the building committee to discuss and make a recommendation to the Board at the December meeting.

9. 3535 TG 1C - Deck dry rot – inspection in progress.

The Board would like the building committee to discuss and make a recommendation to the Board at the December meeting.

Follow Up:

1. Smoke Detectors – All Clear has completed all available residents. All Clear to present roster with all units not responding.
2. 3773 TG foundation concrete estimate.

Mr. West reported that the plumber came out to Vicki Richardson's unit and found very small minor cracks in the drain lines and repaired them. Pest control came out. There was no damage to the ducts.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported that she put a call into Tony Fasanella regarding signs, Need Help/I'm Okay. She is getting some estimates to create and print these signs. The signs would be placed in the window so the emergency responders will see who needs help and who is okay.

ALTERATIONS

Mr. Matthews reported that 19 alterations are in progress and 19 have been completed.

GOVERNING DOCUMENTS

Mr. Cruson reported that the Board should discuss Ms. Dietschy's letter that would be sent to the membership regarding carports. Ms. Dietschy thinks the letter should be sent at the beginning

of the year or when people do spring cleaning. It addresses keeping carports clean and thanks those who are following the Operating Rules and doing things just right. After some discussion, the Board decided to bring the letter up at the December meeting.

HELSING REPORT

Mr. Cruson reported that the report didn't include the extra \$5 that the Board approved in the budget for reserves. This can be corrected next year in the update.

OLD BUSINESS

Mr. Rowe reported that the GRF Trust Agreement Committee is meeting on the second Friday of every month.

NEW BUSINESS

Mr. Rowe reported that the Board needs to approve the proposal by Walters & Kondrasheff to do the Mutuals audit and taxes. After discussion, Mr. Rowe called for a motion.

Mr. Cruson motioned that the Board tentatively approve the contract from Walters & Kondrasheff leaving it up to Jerry Cruson and Paul Rosenzweig to meet with Rick Chakoff. There is a stipulation that they receive a draft review. If approved, Mr. Cruson may sign the document. Ms. Dietschy seconded and the motion carried without dissent.

EBMUD sent a general letter containing information regarding the drought.

Request for Exchange of Carport Space Assignments – There is a request that carport 52 and carport 53 have their carport numbers officially changed on their documents. They have been parking in the wrong space. (52 should really park in 53 and 53 should really park in 52)

Mr. Rowe maintains that the Board should deny their request because the Mutual documents are correct. 3288 TG 2A is assigned space 53 and 3288 TG 2C is assigned space 52 in the Mutual documents. It is unclear why they each parked in the wrong space.

Mr. Cunningham motioned to deny the request to change the Mutual's official documents. Mr. Cruson seconded and the motion carried without dissent.

ANNOUNCEMENT

The next regular board meeting: Thursday, December 18, 2014 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:55 p.m.

/s/

Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy