

## MINUTES

### WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, FEBRUARY 18, 2016 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Dale Smith, Jerry Cruson, Jill Alley and Ellen Dietschy were also present. Three 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, Assistant Secretary.

#### APPROVAL OF THE MINUTES

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of January 21, 2016. 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 Treasurer's report has a new format. Mr. Smith took the time to create the new report and the Board thanked both Mr. Cruson and Mr. Smith. The report explains the following:

The January financials show the operating fund at a surplus of \$4,290. The reserve fund has a deficit of \$36,201. The ending reserve balance is \$1,078,946.

Mutual Seventy's January 2016 ending Total Reserve Balance became \$1,078,947. It was reduced from December 2015's Balance of \$1,110,857 by (\$31,910) owing to the following reasons:

Reserve results were worse than Budget and Revenue due to the need to pay Otis Elevator an unscheduled \$60,000 deposit in order to secure reserved dates in July and August in their service schedule. This deficit will be offset late in 2016 by the \$175,000 currently budgeted for that purpose.

Reserve Landscape costs were also impacted by (\$9,358) tree removal costs, offset by \$19,453 better than budget B/M costs.

Operating B/M results were (\$8,529) higher than budget due to on-going deck repairs which were offset by \$11,221 better than budget costs in Utilities (Water) and Landscape Maintenance costs.

### PRESIDENTS' FORUM

Mr. Rowe reported that the Liaison Committee consists of four Board Presidents, three GRF Board members and the CEO. The committee will meet next Wednesday. The purpose is to help direct concerns.

The legal seminar is scheduled for April 12 in the Fireside Room.

A. J. Gallagher reviewed the insurance for Rossmoor.

### LANDSCAPE REPORT

Linda Webster of Terra Granada reported that the dead pine tree has been cut down, but has not been cleared away. Mr. Ormond advised that they are waiting for dry days because they need to get equipment there in order to remove everything.

Mr. Rowe reported that the landscape committee was reviewing the December rehab and will talk about future rehabs.

Mr. Ormond discussed various landscape issues.

### MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

#### Work in Progress:

1. 3401 TG 2A Balcony - Water intrusion and dry rot around window and deck. AMAC Cost \$5,989. Perfect Painting cost \$7,825. AMAC is waiting on new window to arrive.  
(work in progress).
2. 3625 TG 1B - Beam Replacement under Rear Balcony. (AMAC original contract \$13,195.00.) c/o for additional dry rot found \$8,356.00. (Presented to the Board). Perfect Paint \$4,080.00./GWC no bid.

*Ms. Alley moved to approve Perfect Painting in the amount of \$4,080. Mr. Smith seconded and the motion carried without dissent.*

3. 105 new Mailbox's and 25 new posts (Five star Contract \$16,875.00) work in progress. To start on February 22, 2016.
4. 3622 TG #2B – Estimates for new Beam, Shear wall, Stucco & Deck coating. Waiting for Structural Engineers report to put out to bid. Perfect Paint \$7,690 / GWC \$.
5. 2016 Roofing Project – 2 carport build Ups 3711TG E-6 / 3535TG E-6 - Budget \$154,000.  
Estimates: All Season Roofing (\$7,370), Sorenson Roofing (\$7,880). Ben's Roofing (\$9,280).

*Ms. Alley moved to approve the proposal from All Season Roofing in the amount of \$7,370. Mr. Smith seconded and the motion carried without dissent.*

6. 3443 1A – Resale inspection, Specialty to install new window in garage loft. (Scheduled for the 26th). The cost is \$499.00.

Follow Up:

1. 3425 TG 2B - Deck Coating. Perfect painting \$5,403, AR Construction \$3,000. (Completed).
2. 3258 TG 1A – GWC Deck coating \$9,430/ All new plywood and new scupper additional GWC cost \$1,500. (Completed).
3. 3443 TG 1B – Stucco and paper replacement due to bad paper. AR Construction \$1,200.00. (Completed).
4. 3535 TG, 3330 TG - Tower gutters painting / sliding tile. (Completed).

Mr. West reported there is a trip hazard at 3288 Terra Granada near guest parking. This was tabled so that the Building Committee may review it.

Entry 5 near guest parking has a new light installed. The rehab elevator work at 3288 Terra Granada will begin on July 17<sup>th</sup> and 3330 Terra Granada will begin on August 26<sup>th</sup>.

#### EMERGENCY PREPAREDNESS COMMITTEE

No report.

#### ALTERATIONS

Ms. Alley reported there were 13 alterations processed, 9 permits issued and 16 alterations completed.

#### GOVERNING DOCUMENTS

Mr. Rowe reported that the amended operating rule for carports, which will allow containers for emergency supplies, will be adopted at the March meeting.

The town hall meeting was very successful. Kent Steele was very helpful. Forty-one residents attended the 3 pm meeting and eighteen attended the 7 pm meeting. The CC&R ballot will be mailed out. It will be sent to the printer. A flyer with more information will be delivered by the landscape committee. It should include an advocate for and against the proposed change.

#### OLD BUSINESS

None

#### NEW BUSINESS

None.

ANNOUNCEMENT

The next regular board meeting: Thursday, March 17, 2016 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:35 p.m.

/s/ \_\_\_\_\_  
Ellen Dietschy, Secretary  
Walnut Creek Mutual Seventy