

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, FEBRUARY 19, 2015 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Alan Matthews, 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; and Steve Ormond, Landscape Supervisor

Excused: Jerry Cruson

APPROVAL OF THE MINUTES

None

MEMBERS' FORUM

None

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Rowe reported that the financials are in a new format. He is getting used to it. The operating expenses as of January were over budget by \$7,093. The amount per manor was \$546. The operating fund ending balance was \$93,949. The reserve account was up by \$10,247. The fund amount per manor was \$7,204. The reserve fund ending balance was \$1,239,103. The total of the fund balances was \$1,333,052.

The Mutual is in good shape. There were some front loaded expenses such as gutter cleaning and landscaping.

Mr. Donner reported that the Mutual won't see these expenses again until next year. There should be zero expenses in those categories for the remainder of the year.

Mr. West reported that there was \$8,700 for a main line break that was not budgeted.

PRESIDENTS' FORUM

Mr. Rowe reported that the Broadband feasibility study was discussed.

There was a discussion on the golf cart registration, emergency preparedness and where items may be stored, an update on water usage throughout Rossmoor, letters to the editor being too personal and the GRF Trust was addressed.

Previously, if there were to be liquidation in Rossmoor, the amount of money that would be distributed would be determined by how long the Mutual was a member. That has been changed to "by door".

LANDSCAPE REPORT

Steve Ormond did not have a report.

Mr. Rowe reported that the committee hasn't voted on anything right now. Landscaping on entry 8 and the iron fence on Terra Granada has some plants that were dying and they have now been replaced. The committee discussed starting a list for landscape rehab projects for 2015. Entry 2 on Avenida Sevilla needs a representative. Different members of the committee will reduce the size of the committee by not having a representative for entry 2. The committee chair, Jim Drommond, will be the contact person for entry 2 and entry 3.

There were questions about tree work and work planned for entry 5. Ed Waraner did the work and followed up on it.

Mutual 70 will not do any work on Mutual Five's property. They hired their own contractor. Valley Crest, Mutual Seventy's contractor, knows the boundaries between Mutuels.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3288 TG /3874 TG – External Installation of Sump Pumps for elevator pits has been denied by CCCSD for sewer tie –in. New scope going out to bid on French drain with storm drain tie –in.
Mr. West explained new recommendation and the Board asked if they could have someone else do the digging. There is no need to have a plumber install a French drain. The Board would like to keep this as a landscape restoration project.
2. Hose Bibs - Davis Plumbing to replace all non - balcony hose bibs as directed by board. Work in progress. 50% complete.
3. Balcony Scuppers - MOD inspecting all balcony scuppers as directed by board. – In progress. 80% complete. Total of 6 found with issues. 3 currently being worked on.
4. 3230 TG 1B – Deck dry rot – replace ply, 2 joists. AMAC began work 1/16/15. More dry rot found. Engineers report received, AMAC new proposal for \$21,370.00. (presented to Board).
The building committee recommends that that Board act on this.
Mr. Matthews motion to approve the proposal from AMAC in the amount of \$21,370.00. Ms. Alley seconded and the motioned carried by a majority of quorum 3-0. (Ms. Dietschy recused herself because this is her building.)
5. New scupper to be installed by Perfect Paint and new fire system. The fire system is a 5-layer coating of fiberglass.
6. 3838 TG 1B – Trellis replacement – Toupin Construction to schedule - cost \$3,725.00.
7. 3622 TG 1A –Termite damage - Antimite scheduled for all treatment and repairs. New Termite damage found in walls. New estimate Est. \$8,860.00.
Ms. Dietschy motioned to approve the Antimite proposal for \$8,860 for the termite inspection. Mr. Matthews seconded and the motion carried without dissent.

The Board will discuss retreatment and a long-term contract at another time.

8. 2015 Roofing project out for bid. Contractors: Fiala Roofing, Rodgers Roofing and Sorenson Roofing.
9. 3852 TG – Trash Bin Enclosure – Five Star to repair stucco. Cost \$1,025.00.
The Board discussed having steel doors on the bins. Mr. Rowe reported that those are the types of doors that the Board wants. They are durable and well balanced.
Mr. Rowe asked Mr. West to have someone look at the stand-alone refuse at lower entry 6. It has been reported that it is in bad condition.

Follow Up:

10. 3773 1B TG. Beam & Deck repair – AMAC is following up with order of 3 sliding doors. (Possible executive session item)
11. 3330 1A & 1A – Alteration window leak history presented to board. (Possible executive session item)
Mr. Rowe wants the letter to go out immediately as this needs to be addressed. The Board agreed.
12. 3644 1B – Roof leak warranty issue. Broken weld at vent seam. Dura - Last warranty repair. Completed 2/4/15. 3773 TG – foundation concrete – Five Star work completed (pictures for Board). Mr. West did not have pictures with him.

3773 TG – Foundation repair: The work done is fine for this location, but it will not be acceptable for other buildings where the foundations are visible to the public, such as 3606 Terra Granada.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported there will be a March 2nd meeting at 9:30 at Creekside. There will be a presentation on the Map Your Neighborhood program. It is a valley-wide meeting. Ms. Dietschy reminded the membership that water bottles have dates on them. Pay attention to these.

ALTERATIONS

Mr. Matthews reported that 21 alterations were processed, 16 have been issued permits, and 13 have been completed.

Mr. Rowe reported that the people at 3244 Terra Granada #1B are installing a different door than what is approved. MOD is not giving out the correct photos of approved doors. The Board discussed materials to be allowed for front doors. Mr. Rowe wants this corrected before the alteration is completed. The color of the door is in question.

GOVERNING DOCUMENTS

No report.

HELING REPORT

The Board signed the contract and they will come out to the Mutual later this year.

OLD BUSINESS

Mr. Rowe sent a copy of the new Trust Agreement, 10 pages, to the Board. The Board will make a decision on the new statement for the Agreement next month. Mr. Rowe will make sure all Board members have a copy for the next meeting.

Ms. Dietschy reported that the Dietschy letter is ready to go, but it will be held off for a while. This is regarding cleaning the carports.

NEW BUSINESS

Mr. Rowe asked the Board if they have any objections to Ms. Alley continuing in the position of Vice President. There were none.

ANNOUNCEMENT

The 2015 legal seminar is on March 24 in the Fireside Room. It is really worth attending and is very informative. Please RSVP to Sharon Fees in the Board office.

The next regular board meeting: Thursday, March 19, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURMENT

Having no further business, the meeting adjourned at 3:10 p.m.

/s/ _____
Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy