

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, FEBRUARY 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, Russell 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 Board meeting of January 16, 2014, Executive Session of January 16, 2014 and the Special Meeting of February 6, 2014. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

Rick Kirby of 3425 Terra Granada, 2B, Entry 5 asked about the drains and the problem of the overflow to the lower unit. Mr. West commented that there was a work order out to clean the drain. Mr. West assured him that it will be investigated.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

The Board discussed water prices. Mr. Donner commented that he was at a meeting with EBMUD representatives. EBMUD is its own entity and is not tied to anything that the governor mandates. Currently, EBMUD is at 54% and they are optimistic about the water situation. EBMUD will reevaluate on April 7th. Mr. Donner was advised that some sprinklers have come on when they should be off. He will have the system checked.

Mr. Cruson reported that there was \$9,300 more in the operating budget than expected. The reserve account had \$18,680 less than expected. One problem area is irrigation which was \$6,200 over budget. Mr. Donner commented that it was due to a broken sprinkler that caused a flood. Landscape rehab was over budget by \$2,700 and trash pick-up was over budget by \$5,400. Water was over budget by \$26,000. The money to pay for the insurance is borrowed from reserves to make the entire payment in January. It is paid back to reserves monthly.

LANDSCAPE REPORT

Mr. Rowe has been concerned about irrigation water usage. The sprinklers have been going on when the irrigation should be off.

The Comcast cover, in the shape of a rock, has been installed.

Valley Crest has done some planting. Mr. Rowe would like the daffodil bulbs to be planted in a random design. Mr. Donner commented that residents may donate money to the mutual and the mutual can use it for the planting.

Mr. Ormond reported that entry maintenance will involve leaf clean-up, V-Ditch clean-up, small tree pruning, and reduction pruning of oleanders and junipers.

Yearly tree maintenance is scheduled in October. Please report any tree concerns to your Landscape Committee representative.

There is a monthly irrigation system check. Please report any problems in your area. Irrigation is currently turned off.

Monday: Avenida Sevilla Entry 2

Terra Granada Entry 8 (Morning)

Terra Granada Entries 4, 6 & 7 (Afternoon)

Tuesday: Terra Granada Entries 3 & 5

Monthly Irrigation Inspection:

Weeks 1 & 2: Controller 47-1 thru 47-7

Weeks 3 & 4: Controller 47-8 thru 47-12 & 46-1

MUTUAL OPERATIONS REPORT

Mr. West reported that the gutter cleaning was completed on February 2, 2014.

Survey, Mapping, and Estimate for installation of sewer cleanouts are being done on test buildings for T&M.

Damaged garage door at 1289 AS 2A – resident is in the process of complying.

3425 Terra Granada-elevator oil on floor in control room (2A) - Mr. West was told verbally that it wasn't 15 gallons of oil, but 3-5 gallons. Mr. Donner will check to see if Mechanical Insurance will cover this issue.

Regarding the status of 3425 Terra Granada (drain line overflow and flood) – Approximate cost is \$30,000 and was submitted on 12/18/13. The owner is responsible to pay.

MOD is repairing deck holes from the redirecting of downspouts. This is still in progress.

2014 Roofing for Phase 2 Flat Roof replacement – Fiala Roofing estimate is \$238,406 and \$35,668 for carports. Total amount is \$274,074.10. Mr. West will discuss the quote with Fiala.

Elevator Shafts – 3330 Terra Granada and 3535 Terra Granada – Water damage from roof leaks. Both have dehumidifiers running. They are letting 3330 Terra Granada dry out. It was suggested that a vent be installed above the elevator shafts. Mr. West will get cost to reroof the elevator shafts that have the damage.

There is water and oil in the pit at 3288 Terra Granada. It is believed to be coming from underground sources and leaking through the porous concrete.

Mr. Cunningham motioned to approve a NTE in the amount of \$2,000 to pump out the water in the pit of the elevator at 3288 Terra Granada. Ms. Dietschy seconded and the motion carried without dissent.

The Board asked Mr. West to get an estimate for the cost to seal the pit.

In addition, Mr. Matthews motioned to pay the current costs for the two elevator shafts in the amount of \$15,938 for work already completed. Mr. Cruson seconded and the motion carried without dissent.

Mr. Donner reported on the issue of the seal coat. Reports of material being tracked into homes came in August of 2012. The company didn't accept responsibility, but they did do power washing. Martijn asked a third party to inspect the seal coat and it was reported to be performing well. There was no sign of tracking or wear. This issue seems to be at a stand-still. The consensus is that they Board will have to see if it just wears off in time.

Emergency Preparedness Committee

No Report

ALTERATIONS

Mr. Matthews reported that there was one application processed and two completed.

GOVERNING DOCUMENTS

The governing documents were mailed on February 13th. The town hall meeting will be held on March 6, 2014 for member comments.

TRUST AGREEMENT

No report.

OLD BUSINESS

Mr. Rowe reported that he passed along to the Presidents' Forum that the Board supports the changing of the required 100% to 75% for the Trust Agreement.

NEW BUSINESS

Mr. Rowe reported that he received a letter from a resident (McNamara) on Terra Granada Drive regarding problems with dog odors. Mr. Rowe investigated by speaking to the owner of the dog. He said that the dog is older and doesn't walk the same distance that it used to and it may not live much longer. Mr. Rowe spoke to the neighbor on the other side of where the dog resides. She doesn't see anything wrong regarding the dog. She doesn't think there is a problem. The resident said his next step is to report this to the Sheriff's Department of the Animal Service Division.

Mr. Rowe commented on the website being offered by Moxxy. The Board discussed the benefits to having a website created by Moxxy. There is an annual fee and the price depends on how many other Mutuels are interested. The Board decided that Mr. Rowe will pursue it at the Presidents' Forum.

ANNOUNCEMENT

The next regular board meeting: Thursday, March 20, 2014 at 2:00 p.m. in the Board Room in Gateway.

The Finance Committee will meet at 10 a.m. in the Mulligan Room at Creekside.

ADJOURMENT

Having no further business, the meeting adjourned at 2:48 p.m.

/s/

Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy