

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 16, 2019 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dennis Johnsen, Roger Svoboda, and Jeff Cheung were also present. Herb Salomon was absent. Eight 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.

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – April 18, 2019

Ms. Alley asked for any additions or corrections to the minutes. There was one correction. The addition of Jim Drommond's name under landscaping. He had walked the property with Dennis and Eldon. Ms. Alley then declared them approved with this change.

MEMBERS' FORUM

A resident commended the Board for their work and really appreciated the update that was sent to residents.

A resident asked about landscaping an area on a slope.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung reported there is an excess of revenues over expenses in the operating fund of \$5,635. The reserve fund has an excess of revenues over expenses in the amount of \$28,984.

The operating fund has \$107,367 and the reserve fund has \$549,267 cash and \$249,674 for a total of \$798,931.

Mr. Cheung discussed projections for the end of the year regarding the cash balance and reserve fund balances. His hope is to have \$1,000,000 to start 2020.

Mr. Cheung moved to certify compliance with civil code §5500. Ms. Alley seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Ormond reported the committee met on Tuesday. They discussed fire abatement and received proposals from Waraner for juniper removal. The cost is \$31,500 for removal of the junipers and \$19,800 for trimming branches on the trees. The total is \$51,300. Rebates are available from Diablo Fire Safety Council.

Ms. Alley asked Mr. Ormond if the committee can develop a plan to replace areas that have juniper removed. The Board feels this is a priority.

Mr. Svoboda moved to approve the proposal from Waraner in the amount of \$51,300 for fire abatement. Mr. Cheung seconded and the motion carried without dissent.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

PENDING ITEMS: Proposal review and Approval

1. 1265 AS #1A Main Deck repair and recoating – Contractors: AMAC & Perfect Painting Estimate \$14,934.00 / A-One Construction \$12,987.00.

(Work Pending board approval).

Mr. Cheung moved to approve the proposal from A-One Construction in the amount of \$12,987.00. Mr. Svoboda seconded and the motion carried without dissent.

2. 3773 TG / 3838 TG /3230 TG / 3711 TG New Building gutters – Contractor: MOD - Cost \$8,994.72.

Remove and Replace gutters due to rust. Installing 2x3 Downspouts with new 3x4 Downspouts. (Work scheduled).

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. Entry 8 Fire Hydrant Leak – Contractors: Precision Leak Detection & Five Star Construction (Work in Progress).
The approximate cost is \$23,385. Five Star is \$12,385 and Precision Leak Detection is \$12,000.
2. Garage Door Replacement - Contractor: B & C Garage Door - Entry 5 Garage Door replacement.
For 25 new door installs - Cost \$27,175.00. 2019 Budget for this project is \$90,000.00. (Work in progress).
3. DuraLast re-roofing Carport Project (Total 9 Carports) – Contractor: A-One Construction
Cost \$32,826.00 Excludes permit cost - (Late May start Date). June 3rd start date.
4. 3800 TG 1A Patio Concrete – Contractor: Five Star Cost \$7,775.00 – R & R 303 sq. ft. of new concrete due to displacement caused by tree

roots (Work Completed).

5. 3330 TG – Stairway Beam Repair – Contractor: AMAC - Currently obtaining City Permits and ordering material - Cost \$9,620.00 (Work scheduled for May).
6. 3425 TG Breezeway coating – Contractor: A -One Construction / Cost \$31,645.00. (Work scheduled for June)
7. DRB Construction - 3288 TG 4C – floating floor – kitchen and dining, est-\$4,620.

GOVERNING DOCUMENTS

Mr. Svoboda reported that the committee is looking at the Mutual's documents. They will be reviewing collection and fines, BBQs-current gas and electric allowed, and reviewing the EVC policy. It is outdated. The Mutual can require that new outlets must be on an isolated circuit. They need to be sure that the vehicle allows for charging on a certain outlet. The homeowner needs to be insured. However, if they are using a 110 outlet, they do not need insurance. This is the current law.

EMERGENCY PREPAREDNESS

Mr. Johnsen reported only two entries don't have coordinators, entries 3 and 4. They need to keep trying to get volunteers. Some progress has been made regarding the survey.

PRESIDENT'S REPORT

Ms. Alley reported that with the exception of entry 8, all downsizing of bins is complete. A Solar Policy checklist was created with a list of items that must be included in the alteration application.

If the heat pump is camouflaged, there can be an extra charge for servicing it if it is covered with lattice. Residents that want it covered would pay to have it done.

OLD BUSINESS

None

NEW BUSINESS

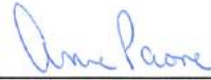
None

ANNOUNCEMENTS

The next meeting – Annual Membership Meeting: Thursday, June 21, 2019 at 10:00 a.m. in the Fireside Room at Gateway.

ADJOURNMENT

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



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy