

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 19, 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. Five resident members were also present.

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor; Rebecca Pollon, Landscape Manager 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 April 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 Board was emailed the Treasurer's report. Mr. Smith reported that the total balance for the operating and reserve funds as of April was \$1,126,895. This is higher than the end of last month. For April, the operating fund had a beginning balance of \$104,711. The ending balance was \$88,021. The reserve fund had a beginning balance of \$1,021,659. The ending balance was \$1,038,871. The combined accounts had a total of \$1,126,892.

PRESIDENTS' FORUM

Mr. Rowe reported that the Presidents' Forum met on April 22. Issues about co-occupancy were discussed. GRF will address these concerns because co-occupants are accessing Rossmoor facilities.

Solicitors are becoming a problem. There is no soliciting in Rossmoor. If you see solicitors, report them to Securitas.

Mr. Donner reported that each Mutual should review their fine schedules. The amounts may not be much of a deterrent. Mr. Cruson reported that Mutual 70's fine schedule was reviewed a year ago and is sufficient.

GRF finances were discussed for the quarter.

Ms. Alley will attend the next meeting in Eldon's place.

LANDSCAPE REPORT

Mr. Ormond approved the landscape request for 1265 Avenida Sevilla #2B. The resident will pay for the tree trimming. Neighbors have signed off. There will be no harm to the tree. The Board did not object. Although EBMUD has lifted the twice weekly water restrictions, the Mutual will continue on with reduced water usage. Mr. Ormond reported that he applied for Redwood tree removals, but the city denied the request.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 1289 AS 1A – Termite and Dry Rot damage. Antimite approved for \$2,950.00. MOD & Five Star to complete dry rot issues. MOD – NTE \$3,000.00 (Work in progress). Autho signed for new closet doors cost \$2,090.00. New loft window, frame and stucco check request for \$3,120.00 for resident reimbursement.
2. 3443 TG 2B – Deck Beam Dry Rot due to scupper - Received engineer's report. Estimates: For dry rot repair. AMAC \$ 3,420.00. Gauthiers \$4,625.00 / Perfect painting for deck coating \$4,660.00.

Ms. Alley moved to approve the proposal from AMAC in the amount of \$3,420 for dry rot repair and the proposal from Perfect Painting for deck coating in the amount of \$4,660. Mr. Cruson seconded and the motion carried without dissent.

3. 3288 TG Guest parking - Five Star cost \$4,625 (Work scheduled).
4. 3401 TG 1B – Water heater leak ServPro conducting dry out. Residents has put in for Insurance claim.

Follow Up:

1. 3206 TG 2A - Leak in kitchen wall and sub area Emergency resale autho's signed. Cost to date \$3,844.35. Davis Plumbing / Steamatic/ Five Star (Termite Treatment scheduled for 5/15).
2. 2016 Roofing Project – 2 carport build ups - All Season Roofing Cost \$7,370.00. (Completed).
Third carport roof completed estimated cost \$3,500. (Only 2 roofs were supposed to be completed.)

Mr. Smith moved to pay All Season Roofing for the third roof completion for an amount NTE \$3,500. Ms. Alley seconded and the motion carried without dissent.

3. New Sump Pump at 3874 TG Elevator pit. Davis Plumbing & Otis Elevator (Completed).

4. 3622 TG #2B – Beam, Shear wall, Stucco Empireworks \$8,272.38 / Deck coating project. Perfect Paint \$7,690.00. (Completed).
5. 3711 TG 1A – New Deck coating: Perfect Paint \$6,050.00 (Completed).

Mr. West reported that 3244 1B and 3443 2A are out to bid. Both are for destructive testing due to bad scuppers.

Mr. West will follow up on work done at 3206 Terra Granada 2B. It is unclear why the work was done.

Mr. West discussed the 3206 Terra Granada building and Specialty Termites recommendation to fumigate the entire building. Mr. Rowe would like the Building Committee to review the issue and make a recommendation to the Board.

Mr. West reported that the elevator notices will go out in June.

Mr. Rowe asked Mr. West about the installation of 2 mailboxes in Mutual Five. They were installed, but Mutual Seventy will not be billed. This was an MOD error.

Ms. Alley would like the Board to move slower regarding placing numbers on the mailboxes. There are some issues to be resolved. Some residents don't want numbers and some current numbers would have to be pried off for new ones to be installed.

Mr. West will bring a new proposal to the Board for 1289 Avenida Sevilla 1A. The Mutual is responsible for the dry rot, but the resident is responsible for the cost of a new window.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported that getting residents interested in the Map Your Neighborhood program is a challenge.

ALTERATIONS

Ms. Alley reported there were 20 processed, 17 permits and 20 completed.

There was a discussion about angle stop valves. The Board might consider proposing language for a policy to address angle stop valves at resale or when alterations are requested.

Mr. Donner reported that Leslie Lucas has been moved to the order desk. Rosalie O'Neill will fill in temporarily in Alterations. Mr. Smith complimented Ms. Lucas for her work. Sharon Fees will permanently take over in Alterations.

GOVERNING DOCUMENTS

Mr. Cruson thanked Ms. Paone for sending out the new pages.

OLD BUSINESS

None

NEW BUSINESS

Mr. Smith reported that he and Mr. Cruson have completed work on the Long Range Capital Spending report for the Mutual reserves. Mr. Cruson, Mr. Smith, and Mr. West will meet with Helsing in August. Mr. Rowe would like a special meeting of the Board with Paul Donner and Rick West attending. They will review the report and come to an agreement on what they want to have Helsing update on the reserve report.

Mr. Rowe reported that Ms. Dietschy and Mr. Smith have been elected to the Board by acclamation for a 2-year term.

ANNOUNCEMENT

The next regular board meeting: Thursday, June 16, 2016 at 2:00 p.m. in the Board Room in Gateway.

The annual meeting will be on Friday, June 17, 2016 at 10:00 a.m. in the Fireside Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:05 p.m.

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