

FIFTH WALNUT CREEK MUTUAL

MINUTES

REGULAR MEETING JANUARY 21, 2010 AT 2:00 P.M.
BOARD ROOM – GATEWAY COMPLEX

OPENING

President Rowe opened the meeting at 2:00 p.m. Directors Dietschy, Friederichs, Matthews, Sandelmann, and Swinden were also present. Attendance

There were also eight residents present.

Staff was represented by Mr. Donner, Director of Mutual Operations; Mr. Friesen, Building Maintenance Manager; and Ms. Paradise, Administrative Secretary.

President Rowe announced an opening on the Board of Directors due to the recent resignation of Vice President/Secretary Tony Fasanella on January 16, 2010. With no objections from the Board, Director Ellen Dietschy was appointed to fill in as Vice President/Secretary until this year's officer election.

APPROVAL OF THE MINUTES

Mr. Rowe asked if there were any corrections to the December 17, 2009 minutes of the regular board meeting. Hearing none, Mr. Rowe declared them approved as written and reviewed. Minutes Approved

MEMBERS' FORUM

Duncan Carter presented a checklist to the Board regarding filling needs, qualifications, and things to avoid with regard to securing services for consultation and inspection. Mr. Friesen commented that the items Mr. Carter read are the standards written into MOD contracts. Members' Forum

Dirk Lijesen, a new resident, asked for improvement to the landscape at the driveway at 3663 TG #2B (Entry 6). He was referred to his landscape representative Claire Rosenzweig.

SECRETARY'S REPORT – Ms. Dietschy

No report.

Secretary's Report

TREASURER'S REPORT – Werner Sandelmann

Mr. Sandelmann is awaiting the year end financial report pending closing of the financial records for 2009. Treasurer's Report

Mr. Rowe reported that the room rental cost for the holiday party was \$80. Money collected for the party did not include this rental fee. The Board agreed that this expense will be paid through the Mutual's working capital.

LANDSCAPE COMMITTEE – Mr. Rowe (chair)

Mr. Ormond was absent but he submitted a report outlining entry and tree maintenance, landscape rehabilitation, weekly maintenance schedule, and the monthly irrigation inspection. (A copy of Mr. Ormond's report dated January 14, 2010 is attached.)

Landscape
Committee

As Mr. Rowe did not attend the January Landscape Committee meeting, Ms. Friederichs reported the Committee discussed the need for more extensive pruning away from the buildings next year in an effort to avoid major raingutter clogs and to eliminate the necessity for repetitive raingutter cleaning.

BUILDING COMMITTEE – Ms. Friederichs, Chair and Mr. Friesen

Mr. Friesen reported the Building Committee reviewed sign options for the curve at Entry 3 on Terra Granada. The Board agreed by acclamation that a "blind curve" sign should be installed along with one row of Botts' dots. Mr. Friesen will follow up.

Building
Committee

Mr. Friesen reported that a standard has been set for landscape lights: a black post and light combination that can easily be removed when replacement is needed.

MOD will attempt to inspect suspicious areas for damages and dryrot. If MOD cannot respond in a timely manner, a rotating list of contractors will be hired for needed destructive testing prior to soliciting vendor bids.

Mr. Friesen presented two proposals for deck coatings at 3288 TG #2C and 1285 AS #1B. Following review of the proposals,

the Board approved by acclamation the proposals from Perfect Painting for recoating of the deck at 3288 TG #2C in the amount of \$1,995 and at 1285 AS #1B in the amount of \$3,720.

Approval for
Recoating of
Two Decks

Mr. Friesen reported that Rainbow Painting has not finished the central walkway to the elevator on the C level at 3874 TG due to current weather conditions. They will follow up as soon as weather permits.

Mr. Friesen reported on recent rain leaks.

(A copy of Mr. Friesen's report is attached.)

EMERGENCY PREPAREDNESS COMMITTEE – Ms. Dietschy (chair)

Ms. Dietschy demonstrated a sample CB radio that is being used successfully in another Mutual.

Emergency Preparedness Committee

Ms. Dietschy moved that Fifth Mutual purchase six CB radios as the one demonstrated at a cost not to exceed \$500. Ms. Swinden seconded, and the motion carried without dissent.

Approval for Purchase of Six CB radios

Ms. Dietschy stated that a decision will need to be made in the future regarding storage of the CB radios so that they can be easily accessible to the CB operators.

ALTERATIONS – Ms. Swinden (chair)

Ms. Swinden reported that three alteration applications have been completed in the past month and four applications are in process.

Alterations

One new rollup garage door installation is awaiting completion. Overall the garage door installation process went smoothly.

AD HOC RESERVE STUDY COMMITTEE – Mr. Matthews (chair)

The committee is reviewing the updated deck report.

Ad Hoc Reserve Study Committee

NEWSLETTER – Jennifer Langan

Ms. Langan was absent, but Mr. Friesen will advise her that an article needs to be placed in the next newsletter advising residents to report painting touch-ups that may be needed while the painting project is still under warranty.

Newsletter

WELCOMING – Claire Rosenzweig

Ms. Rosenzweig was absent; no report.

Welcoming

OLD BUSINESS

The Alterations Committee will present its recommendations to the Board at the February board meeting for the proposed revision to the hose bibb policy 55.0.0.

Old Business

Setting standards for carport and garage storage units will be discussed further at a future board meeting.

NEW BUSINESS

Mr. Rowe announced that the Board had received a request from an owner to review minutes and financial records for years 2008 and 2009. At the Board's instruction, MOD will make the records available to the owner. New Business

Mr. Friesen reported that at 3316 TG #1B and 3222 TG #1B there are two alteration tile decks over older vinyl membranes. Both of these decks have leaked through to the decks below them. MOD cannot access the deck-to-wall transition due to the placement of the tile. It is suspected that there is dryrot in the deck framing. Mr. Friesen noted that the owners of the properties in question are responsible for the expenses involved in removing the tile for destructive testing. This testing should be done as soon as possible. The deck will be evaluated as soon as the tile has been removed.

The Board is instructed to review the proposed CC&Rs and Bylaws revisions from legal counsel and be prepared to discuss them in the near future.

ANNOUNCEMENT

The next regular board meeting is scheduled for Thursday, February 18, 2010 at 2:00 p.m. in the Board Room (Gateway). Announcement

ADJOURNMENT

The meeting adjourned at 3:35 p.m. Adjournment

Ellen Dietschy, Vice President/Secretary
Fifth Walnut Creek Mutual