

FINANCIAL REPORT

Ping Tse reported that the Mutual is in sound financial health and that members may direct questions concerning the Mutual's finances to any Board Director.

BUILDING MAINTENANCE REPORT

Rick West reported that the re-roofing is going smoothly and on schedule.

Elevator matters

Pat Murphy moved and Maureen Lawson seconded to approve the contract with Muscio Electric for needed electrical upgrades for the amount of \$23,847. The motion passed unanimously.

Maureen Lawson moved and Pat Murphy seconded to accept the contract presented by Otis Elevator for the amount of \$71,387.50 for required technical and safety upgrades, minus a \$3,000 discount for signing an additional five-year maintenance contract, resulting in \$68,387.50. The motion passed unanimously.

Pat Murphy moved and Maureen Lawson seconded to sign a five-year service contract with Otis Elevator. The Mutual is charged \$135 per month by Otis Elevator, payable on a quarterly basis, for the service contract. The motion passed unanimously.

A non-essential cabin upgrade, at an approximate cost of \$20,000, is also recommended, but will not be approved this year due to budgetary constraints. The Board will consider this non-essential cabin upgrade in the future.

Iron Railing

The 2015 iron railing project is going out to bid. The budget for this project is \$12,595.

Follow-up

The Clubhouse ceiling stain was tested for moisture and was primed and painted. The downspout issue was corrected.

LANDSCAPE REPORT

Rich Perona reported that watering is now limited to twice weekly. He warned that the lawns will look stressed, but that they should come back in the winter months, provided there is some precipitation.

A modest amount of landscape rehab was performed earlier in the year and there is some money left in the budget to do more if the Mutual so wishes. Perona commented that several Mutuals have done lawn conversions to save water. EBMUD also offers rebates to Mutuals that a remove turf.

Trees have already been trimmed this year, but the crew will re-evaluate later in the year to ascertain if more trimming is warranted.

SEATING OF DIRECTOR

Sharon Fees announced that Mick Marshall submitted his name for election to the board for a three-year term. No other candidates came forward by the submission deadline. Marshall was deemed a member in good standing and therefore eligible to run. He was seated by acclamation. The Board thanked out-going Board Director Pat Murphy for her years of dedicated service to the Mutual. They presented her a plaque and gift certificate to Creekside Grill.

OLD AND NEW BUSINESS

There was no new or old business to discuss.

RESIDENTS' FORUM

Residents were afforded further opportunity to make comments and ask questions.

NEXT MEETING

The next meeting will be the Quarterly Meeting scheduled for September 14, 2015 at 10:00 A.M. in Club 22.

ADJOURNMENT

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Sharon Fees
Assistant Secretary