

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
SEPTEMBER 8, 2014
CLUB 22, 4033 TERRA GRANADA DRIVE

ROLL CALL

Board Present	Ping Tse, President Maureen Lawson, Secretary-Treasurer Patricia Murphy, Vice President
MOD	Paul Donner, Dir. Mutual Operations Rich Perona, Landscape Mgr. Rick West, Building Mgr.

LANDSCAPE REPORT

Rich Perona reported that EBMUD has started mandatory watering rationing and he has the water controls for Rossmoor down to two days per week. Wood chips are available for bare areas in our landscaping and some of our residents asked to have them placed near their manors. Chips will also be placed under the pine trees at the entry drive. Rich will have the 4033 fountain height lowered so spray won't hit the building. Sharon Fees at MOD has a print-out available on ways to cut down on water and President Tse will provide copies for each resident. Rich has put in a work order to rid the courtyard of a mole.

FINANCIAL REPORT

Paul Donner gave the financial report as of July 31, 2014, as follows: Our Operating Fund has \$18,081.00 and Replacement Reserve Fund has \$236,178 for a total of \$254,259.00. Replacement reserves are down a small amount due to water cost increase last year. Actual vs. budget is currently over budget by \$1,862.00. Building maintenance is currently over \$2500.00. Landscape budget is over by \$1800.00 but is expected to be right on target by the end of the year. Insurance is over \$1,282.00 due to our share of mutual deductible coverage for residential fires in the valley this year and there may be one more coming in this year. We are still ahead in utilities which includes water by \$5400.00 and professional services (audit, tax, legal fees) by \$1200.00. Over-all we will be close to budget this year.

2015 BUDGET

Paul stated that MOD will have our final budget figures before the end of October of this year. Our board will call a special budget meeting in October to approve the 2015 budget. Residents will receive a notice of this meeting. Depending on the final Golden Rain portion of the coupon, our **mutual coupon will be raised somewhere between \$15 to \$20 per manor per month starting in January of 2015.** Our president mentioned the addition of \$5.00 per manor per month included in this budget for our Reserve Fund which has not been increased for past

few years. As recommended by Paul and our president, our Working Capital Fund was increased by \$5.00 per manor per month in the budget.

BUILDING MAINTENANCE

Rick West reviewed what has been completed in the mutual so far this year including Fiala Roofings' re-roofing the 4033 breezeways and balconies, new round downspouts, and rock designed Dura-Last roofing installed on carports to minimize glare reflection. AMAC has shored up loose stucco on 4033 breezeway soffits for a cost of \$1470.00.

Work in progress includes a complete cab/tech rehab of the 4033 elevator in 2015 for a cost of \$68,000 estimated to last another 40 years. This elevator is the oldest (44 years) one in Rossmoor and overdue for a major rehab. Otis Elevator is guaranteeing completing the work in ten days. During those ten days the elevator will not be turned back on which would interrupt the work and increase the cost. 4033 third floor residents will be notified by door postings when this work will begin. Second floor residents can exit and enter the floor through the carport area. Securitas will be on call to assist anyone down the stairs if necessary. Otis will post the impending work order and starting date throughout the 4033 resident area. The Mutual Secretary will also send this information to 4033 residents with sufficient lead time.

Iron railing painting will be deferred until next year as board inspection resulted in railings looking okay for another year. One resident mentioned the need to look at the rail cap on the 4033 third floor for repainting need. Nazli Monahan (4033 7C) asked that the new soffit stucco outside her unit be painted. Donna Shaw mentioned woodpecker damage behind 9C which Rick will look at.

4029 resident Sonja Weaver requested that their fire-damaged carport floor be refinished and their outside entry be pressure washed. These jobs and their costs will be reviewed by our board for approval.

PRESIDENT'S REPORT

The president reviewed the completed courtyard rehab work including the new bridges, new fountain, extensive new landscaping, and added new bench, the latter two items paid for by a resident donation. Filling in the lower pond has saved considerable money in pumping costs and conserving water. Landscape contact, Maureen Lawson, addressed the problem of the chlorine in the pond water hitting the plants and causing a burning of same. The pond technician is cutting the chlorine content as much as possible and still keeping algae from forming. The 4033 roofing rehab cost was \$75,500 and was budgeted for this year.

BEAUTIFCATION COMMITTEE

Chairman Donna Shaw reported that former committee member Cynthia Mercado could no longer continue on the committee and Nazli Monahan has agreed to be on the committee so the current committee consists of Donna Shaw, Maureen Lawson, and Nazli Monahan. Donna reminded the residents of the recent memo sent to residents regarding keeping door entries looking tidy and uncluttered and also unnecessary items in Club 22 which will be discarded on

September 22 if no one claims them. Since the room has two refrigerators, it was suggested that emergency food and water could be kept in one of them and monitored for freshness from time to time. Maureen will ask Rick West to check the club ceiling light for socket problems since the bulb burns out frequently. Pat Murphy stated that the club room will be cleaned next week, including furniture and carpet.

RESIDENTS' FORUM

Secretary Maureen Lawson stated that Pat Murphy will work with Nazli Monahan to obtain a locked outgoing mailbox for 4033 residents.

NEW BUSINESS

The 2014 mutual audit was approved by motion carried by the board at this meeting. This approval only includes approving the proper procedure of preparing the audit and not the actual figures.

Activities Chairperson, Pat Murphy, reminded residents of the catered December Christmas Brunch party on Sunday, December 14 at Stanley Dollar Clubhouse. A flier notification will be sent to residents regarding pre-paid cost per resident, time, etc.

ADJOURNMENT

The meeting adjourned at 11:40 a.m.

Respectfully submitted
Maureen Lawson
Secretary-Treasurer
Mutual Twenty-two