

M I N U T E S
WALNUT CREEK MUTUAL TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 22, 2014 AT 10:30 A.M.
CONFERENCE ROOM – MOD

President James Jardine called to order the regular meeting of the Board of Directors of Walnut Creek Mutual Twenty-Eight at 10:30 a.m. on Wednesday, January 22, 2014, in the Conference Room, Mutual Operations Division, 800 Rockview Drive, Walnut Creek, California.

ROLL CALL: Present: James Jardine, President
Richard Sheridan, Vice President
Ann Peterson, Secretary/Treasurer

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

In addition to two residents, committee members Donna Artist and Dick Nishkian were present.

APPROVAL OF MINUTES

Mr. Sheridan moved to approve the minutes of the regular Board meeting of October 23, 2013 as written and reviewed. Ms. Peterson seconded and the motion carried without dissent.

EMERGENCY PREPAREDNESS COMMITTEE – Jim Jardine

Mr. Jardine reported that he has not received any negative comments regarding people taking responsibility for themselves in an emergency.

ARCHITECTURAL CONTROL COMMITTEE – Donna Artist

It was reported that there were several violations including a barking dog, illegal signs posted, and a poster placed on a front door. Mr. Jardine reported that he is contacting the attorney to ask that a letter be sent to the resident.

TREASURER'S REPORT – Ann Peterson

No report

FINANCE COMMITTEE – Richard Nishkian

Mr. Nishkian reported the Mutual has \$1,400 in late assessments. The Mutual is over budget by \$14,000 for 2013 due to the EBMUD increase in July. The 2014 budget includes an increase to capture the money not collected in the coupon for the EBMUD increase and has taken into consideration that EBMUD will have another increase in July of this year. Mr. Nishkian would like to discuss the reserve study with Paul Donner and Rick West. They will meet after the Board meeting.

POLICY COMMITTEE

Ms. Peterson reported that the entire policies have been reviewed. They will review the policies again and because there is no rush, she expects to be done by the end-of-the-year. It was suggested that Rick West review the section on the Mutual vs. owner responsibility.

SOCIAL COMMITTEE – Ann Peterson

Ms. Peterson noted that there is approximately \$100.00 in the social account. It was suggested that a Social Committee be formed and Holly Markel will work on this project. Ms. Peterson advised that it would be a good idea to ask if anyone is interested on serving on this committee at the annual meeting.

PRESIDENT'S REPORT – Jim Jardine

Mr. Jardine reported that since he has been connected with the Board he has heard concerns by various residents that the pine trees, planted over 40 years ago, are now a forest and a major fire problem, as well as a landscaping and maintenance expense due to the needles. Mr. Jardine, Mr. Perona, and Mr. Waraner did a "tree walk" and the resultant plan is to remove 11 pines, and to cut back, thin, etc, 27 trees. The total of \$18,000 is to be spread over three years and to be within the normal landscaping budget.

Next meeting will be the Annual meeting in the Donner Room at the Event Center. Ms. Paone will place an article in the News.

Mr. Jardine's 3-year term will be expiring. If no one challenges (volunteers) then he will remain on the Board. Positions will be determined at the Organizational meeting immediately following the Annual Board meeting.

The annual legal seminar will be in the Fireside room on February 5. The Board will be updated on potential or new changes in the CID program.

Social dates: The BBQ will take place on June 15, 2014 in the Donner Room at the Event Center, which has space for the whole Mutual to sit in one room. The Mutual holiday party is December 14, 2014 in the Fireside room. There will also be the monthly last-Friday-during-pleasant-weather gatherings, if Bill and Joy are still willing to put up the signs.

The USPS has canceled plans to install cluster mailboxes at Rossmoor.

Water – Second Walnut Creek Mutual President Barbara El-Baroudi suggested posting water consumption details in the Rossmoor News. Mr. Jardine will add to that idea by thinking along the lines of an extended no-water emergency and use that as a basis for thinking about what residents would have to do in such a situation.

Informer feedback on quiet in our area: residents must like it, no comments received. The Policies Committee can continue with the noise clarification without concern about resident objections.

2009 Ptarmigan Dr. #2, Entry 11, will be adding a room similar to Mr. Jardine's.

VICE PRESIDENTS REPORT – Richard Sheridan

Mr. Sheridan reported that he had a helpful brochure from an EBMUD presentation; such as the means for keeping grease out of the kitchen drain. He suggested adding the information in the brochure to the newsletter.

LANDSCAPE REPORT

Ms. Peterson reported that she was told that the cost of redoing the parking area included the landscaping. She would like to know when the landscaping will be done. Mr. Donner said he will check with Rich Perona.

The proposals from Waraner Brothers Tree Service will take care of the worse-case trees first. A resident inquired how homeowners will be notified. Mr. Donner advised that the Mutual generally sends or posts a notice.

BUILDINGS AND FACILITIES REPORT

Mr. West reported that he spoke with EBMUD about a new program they are offering. The resident may go online and fill out a survey. EBMUD will then mail out items based on the responses, such as shower heads, dye tabs to assess leaks, etc. to help reduce the wasting of water.

2109 Ptarmigan, #3 – Concrete sidewalk replacement presented to Board for approval.

Carpentry is slated for 2014 scheduling. MOD will conduct an inspection for need and will then make recommendations to the Board. There is \$71,000 available for fencing.

The smoke ordinance signage will be glued or screwed onto the entry posts. There are two entries for Mutual Twenty-Eight.

FINANCE COMMITTEE REPORT

No report.

UNFINISHED BUSINESS

Policies: Ms. Peterson motioned to pass the first set of policy changes. Mr. Sheridan seconded and the motion carried without dissent.

Walkway Repair: Mr. Sheridan motioned to accept the proposal from Fleece Construction for repairs at 2109 Ptarmigan Dr. #3 in the amount of \$6,020. Ms. Peterson seconded and the motion carried without dissent.

Legal Expenses: Ms. Peterson motioned to authorize continued legal expenses for on-going policy changes. Mr. Sheridan seconded and the motion carried without dissent.

NEW BUSINESS

The Board of Directors agreed to the expenses from the Social fund for retirement gifts and party contribution.

Ms. Peterson motioned to approve the proposal from Waraner Brothers Tree Service for various tree removals and tree maintenance in the amount of \$18,166.00 to be spread over three years within the normal landscaping budget. Mr. Sheridan seconded and the motion carried without dissent.

RESIDENTS' FORUM

None

ANNOUNCEMENT

Next meeting: Annual Meeting, Wednesday, March 5, 2014 at 9:30 a.m. in the Donner Room, Event Center. Refreshments at 9:00 a.m.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:40 p.m.

/s/

Ann Peterson, Secretary/Treasurer
Walnut Creek Mutual Twenty-Eight