

M I N U T E S
WALNUT CREEK MUTUAL TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 20, 2015 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, May 20, 2015, in the Conference Room, Mutual Operations Division, 800 Rockview Drive, Walnut Creek, California.

ROLL CALL: Present: James Jardine, President
Richard Sheridan, Vice President

Excused: Susan Hildreth, Secretary/Treasurer

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

In addition to one resident, committee member Dick Nishkian was present.

APPROVAL OF MINUTES

Mr. Sheridan moved to approve the minutes of the Annual Board meeting of March 4, 2015 as written and reviewed. Mr. Jardine seconded and the motion carried without dissent.

Mr. Sheridan moved to approve the minutes of the Organizational Board meeting of March 4, 2015 as written and reviewed. Mr. Jardine seconded and the motion carried without dissent.

EMERGENCY PREPAREDNESS COMMITTEE – Jim Jardine

Mr. Jardine reported that still no one has volunteered to be entry coordinator.

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel and Donna Artist

No report.

TREASURER'S REPORT – Susan Hildreth

No report

FINANCE COMMITTEE – Richard Nishkian

Mr. Nishkian reported that there are no outstanding delinquent owners as of April 30, 2015.

POLICY COMMITTEE

Mr. Jardine reported that the policies are done.

Mr. Sheridan motioned to approve the policies as presented. Mr. Jardine seconded and the motion carried without dissent.

Mr. Jardine will provide binders with the policies to Member Services for their escrow packets. He will announce the approval of the policies in the newsletter.

SOCIAL COMMITTEE

Mr. Jardine reported that everyone is looking forward to the June 28th BBQ at the Stanley Dollar Clubhouse. There will be a new group of entertainers. Currently, there is \$274.05 in the social account.

PRESIDENT'S REPORT – Jim Jardine

Mr. Jardine reported that the fences are still being taken care of with Mr. Sheridan tracking and reporting any issues.

There is a new trash and recycling company. Mr. Jardine will suggest creating a recycling committee to check on recycling problems in the containers and come up with counter measures through education.

Parking complaints, including any unusual vehicles should be reported to the Board or call Securitas for serious road blockages, etc.

The Board will review charging for electricity for golf carts.

Mr. Jardine will speak to Rich Perona about the policy for washing cars in Rossmoor.

Mr. Jardine will include water, recycling, PG&E work and parking in the newsletter.

VICE PRESIDENTS REPORT – Richard Sheridan

Mr. Sheridan reported on problems with the latch on the trash enclosure gate and a split post. Five Star made the repairs. Mr. Sheridan thinks there will be ongoing maintenance problems with the latches. The E12 sharp screw holding the fire extinguisher to the trash enclosure was also corrected by Five Star.

LANDSCAPE REPORT

Mr. Perona reported the following:

LAWN MAINTENANCE: All lawns were fertilized in late April with sulfur coated urea, a slow release fertilizer and they were aerated.

All landscaped areas are watering two days a week per EBMUD.

ENTRY MAINTENANCE: Entry maintenance consists of pruning shrubs, groundcovers, spraying weeds and debris clean up.

TREE MAINTENANCE: Waraner Brothers Tree Service handles all work orders. Spring tree pruning was completed in March. Summer tree pruning will be scheduled for August/September.

LANDSCAPE REHAB: Scheduled rehab work was completed in February. The crew is scheduled to return in August.

Mr. Perona will do a walk-through in July with the Board. Mr. Sheridan wondered what will replace the fir tree that was removed. Mr. Perona will check on the July walk. Mr. Jardine commented that the liquid ambers are causing damage and are aging. Mr. Jardine requested a schedule for their replacement. Mr. Perona will discuss this in the July walk.

BUILDINGS AND FACILITIES REPORT

Mr. West reported the following:

Work in Progress:

1. Tile to Comp Roofing - 7 buildings, New gutters and downspouts and 7 carport B/U's (Dura – Last). MOD to complete any roof truss issues. Budget. \$158,161.00. Sorenson Roofing won project. Bid \$130,202. (Board to vote).
Scheduled start date 5/26/15. Notices will go out on 5/21/15.

Mr. Jardine motioned to approve the proposal from Sorenson Roofing in the amount of \$130,202. Mr. Sheridan seconded and the motion carried without dissent.

2. Estimates to replace 168 toilet flappers (Presented to Board).

Mr. Donner recommended against the Board doing this project because it is the resident's responsibility. Additionally, Mr. Donner suggested that residents may place a few drops of food dye in the tank. If the color shows up in the bowl, there is a leak.

The Board decided not to replace the flappers and Mr. Jardine will put an article in the newsletter advising residents to be aware of these problems.

Follow up:

1. 2117 TP #2 – Bedroom, mold and drywall damage completed 5/7/15. By Steamatic and AMAC. Total cost \$3,822.75.
2. Sidewalk replacement completed by Five Star @ 2217 PT. And 2205 PT. Total cost \$3,550.
3. MOD replaced directional sign located on carport.

4. Smoke detector battery replacement completed in May by All Clear. Cost \$1,800.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Jardine discussed moving the reserve account to another bank.

Mr. Sheridan motioned to move the Reserve account to City National Bank with the understanding that the money will be distributed through the bank's C-DARS program. Mr. Jardine seconded and the motion carried without dissent.

The Board discussed the \$500 received from PG&E for allowing PG&E to use Mutual 28's area near Ptarmigan for crane work.

Mr. Jardine motioned to deposit the \$500 from PG&E to the Mutual's Social fund. Mr. Sheridan seconded and the motion carried without dissent.

RESIDENTS' FORUM

Ms. Artist reported that there is a for sale sign in the window of a unit. She will get the telephone number on it and Mr. Jardine will call the real estate agent to advise that the sign may not be posted in the window.

ANNOUNCEMENT

Next meeting: Regular Board Meeting, Wednesday, July 22, 2015 at 10:30 a.m. in the Conference Room at MOD.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:30 a.m.

/s/

Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight