

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 8, 2014 AT 9:30 A.M.
BOARD ROOM – GATEWAY COMPLEX
1001 GOLDEN RAIN ROAD, WALNUT CREEK, CALIFORNIA

President John Herron called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, January 8, 2014 at 9:30 a.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

| | | |
|---------------------|-----------|---------------------|
| ROLL CALL: PRESENT: | President | John Herron |
| | Treasurer | Harriett-Lee Keller |
| | Secretary | Roseanne Wright |
| | Director | Lynda Caputo |

EXCUSED: Vice President Carl Pischke

MOD staff was represented by Rick West, Building Maintenance Manager; Bill Friesen, Consultant; and Anne Paone, Administrative Secretary.

President Herron welcomed the nine residents in attendance.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the October 23, 2013 regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Herron discussed the issue of water usage causing overages in the budget. The 2014 budget reflects an increase in the budget for water, including EBMUD's scheduled increase in July.

RESIDENTS' FORUM

None.

MOD REPORT

Mr. West reported that the annual gutter cleaning has been completed.

BOARD MEMBERS' REPORTS

No reports.

COORDINATORS' REPORTS

Building (Carl Pischke) – No report.

Emergency Preparedness (John Herron) – Mr. Herron reported that the telephone tree will be dropped as a means of communication with residents. Since CERT is in place, Mr. Herron would contact CERT people, CERT would then contact the building reps and they would call the residents.

Landscape (Linda Herron) – Ms. Herron reported that this is beginning to look like a challenging year for landscaping. There will be close monitoring for areas where water irrigation may be reduced. Waraners Tree Service cleaned brush and low limbs of a large area for fire abatement above the Mutual property. The MOD Rehab Crew worked in December to repair lawns damaged by Perfect Painting when they installed new sections of the ditch behind the Santa Claras. Raul, the gardener, is removing the last of the leaves from the oak tree. He is also beginning the spring pruning work on hypericum in the park and oleanders throughout the entry. Ms. Herron will have the annual tree inspection walk with Rich Perona and Ed Waraner later this month. Rehab work for 2014 will also be discussed.

Financial (Harriett-Lee Keller) No financials available.

Social (Roseanne Wright) – Ms. Wright reported that the Christmas Lunch was very successful. There were about 50 attendees. The soup luncheon is scheduled for February 15 at the Dollar Clubhouse.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that there are 2 new residents. Ms. Caputo met with one new resident and will be meeting with the second resident today.

UNFINISHED BUSINESS

Second Hand Smoke – Mr. Herron reported that the new ordinance will go into effect on January 29, 2014. MOD will place signs at each entry attached to the existing entry sign. There will be no charge for this service. The Mutual will not monitor smoking issues. He reminded everyone that there is no smoking within 25 feet of patios, windows, doors, or in units.

Grant for Exclusive Use – Resident Ron Reece at 2945 Ptarmigan Dr. #1 has asked to have use of the area behind his property. Fourteen areas have already been waived as exclusive-use areas. The resident wants to enclose the patio adding an addition.

Mr. Herron motioned that the Board approve a Membership vote on the request for the grant of Exclusive-Use at 2945 #1 Ptarmigan Dr. and that the Association will not receive any monetary consideration for this area. However, the applicant will be responsible for providing insurance coverage for this area and will be responsible for all cost of the membership vote as per Civil Code #1363.07. Ms. Keller seconded and the motion carried by a majority vote.

Mr. Herron reported that Davis-Stirling now requires that this must go to a membership vote. Fifty-one yes votes are required.

Update on USPS Mailboxes – Mr. Herron reported that he received an email from the post office this morning advising him that the project will move forward. No date is set for installation. The post office has some scheduling problems due to vacations and illnesses. Residents will receive a letter with 3 keys enclosed and will be advised of the exact location of their mailbox. There will be no addresses listed on the cluster boxes.

Mr. Herron also reported that he has not received any complaints regarding switching to the cluster mailboxes. Parcels that don't fit in the parcel box will be delivered to the recipient's door.

Mr. Herron reminded the residents that this is a voluntary program at no cost to the Mutual.

Changes to TARR Wording – Mr. Herron reported that Third Walnut Creek Mutual has a TARR committee. They gave suggestions regarding the wording of some sections of the document. Instead of requiring ALL Mutuals approve any changes to the Trust Agreement, Third Mutual recommends changing the requirement to 75% of Mutuals and Manors.

NEW BUSINESS

Mr. West reported that the Smoke Alarm Program is available to the Mutual for \$1600. MOD would inspect the smoke detectors and replace the batteries. Mr. Herron reported that for 2014, he and Mr. Pischke and other Volunteers will check the residents' detectors and replace the batteries.

Mr. Herron reported that there is \$65,000 in reserves for tile roofs for the Santa Clara units.

After some discussion, Ms. Caputo motioned to reroof the Mansard roofs and install gutters for five buildings for the NTE amount of \$70,000. Ms. Keller seconded and the motion carried by a majority vote.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:15 a.m.

The next regular Board meeting is scheduled for Wednesday, April 9, 2014 at 9:30 a.m. in the Gateway Clubhouse – Board Room.

/s/

Roseanne Wright, Secretary
Walnut Creek Mutual No. Thirty