

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, OCTOBER 22, 2014 AT 1:30 P.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, October 22, 2014 at 1:30 p.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

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

EXCUSED: None

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

President Herron welcomed the four residents in attendance.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the July 9, 2014, regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

None

RESIDENTS' FORUM

None

MOD REPORT

Mr. West reported that MOD completed the painting of the Dura-Last drip caps on 2885 Ptarmigan so they match the other roof caps. The cost was \$300.

The MOD help desk is scheduling with residents for inspection of all State Roofing vent connections and insulation from the 2013 B/U roof project.

Five Star completed the new pour at the concrete spillway behind 2925 #2. The cost was \$650.

Five Star scheduled 10/22 to remove and replace six feet of sidewalk and remove roots in front of 2925 #1.

Mr. Herron reported that this was done and it appeared that only 3-4 feet was removed. They didn't see any roots.

The carport soffit repair will be completed by 10/31 at 2941 Ptarmigan.

### BOARD MEMBERS' REPORTS

No reports.

### COORDINATORS' REPORTS

#### Building (Carl Pischke)

Mr. Pischke reported that he took care of a few lights.

Emergency Preparedness (John Herron) – Mr. Herron reported there will be a new telephone tree. It will be based around the CERT emergency preparedness program. There will be a drill in the park on Sunday to make sure those with radios know how to operate them. Information will be sent out regarding a drill to be held on November 1, 2014.

The Herrons were on channel nine with their new radios. While on the radio, some man told them the Mutual should be on channel eight. All of Walnut Creek uses eight, so the Mutual will continue to use channel nine, unless the FCC says otherwise.

Landscape (Linda Herron) – Ms. Herron reported Waraner Tree Service recently spent a full day removing brush and low limbs for fire abatement on the hill above the entry.

Lawns were fertilized last week. Raul replaced a few dead shrubs and added to the iris bed. He is clearing all the drains in preparation for much anticipated rain. Leaf season is beginning and will take up the majority of his time for the next couple of months.

The rehab crew is scheduled to return soon to replace the lawn on two sides of the park with nugget bark. MOD is not planting anything right now.

#### Financial (Harriett-Lee Keller)

Mr. Donner reported that the operating fund through June is at \$40,860. The replacement reserves are at \$317,356. The Mutual is \$2,261 over budget, but this is due to insurance deductibles. Landscaping is \$1,800 over budget, but should come in on budget by the end of the year. Water is under budget by \$375.00.

Social (Roseanne Wright) – Ms. Wright reported that the committee will provide cookies and bottled water for everyone to have after the EPO drill. The holiday luncheon is the next event.

New Resident Greeter (Lynda Caputo) – Ms. Caputo welcomed new residents that moved here from Clayton. They are local people and love living here. She will also contact another new resident.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Herron asked for a motion to approve the 2015 Meeting Calendar.

Ms. Keller motioned to approve the Meeting Calendar for 2015. Mr. Pischke seconded and the motion carried without dissent.

The Board discussed the gutter cleaning for 2015.

Ms. Caputo motioned to allow the President of the Board to sign the gutter cleaning contract with a NTE amount of \$4,000. Ms. Keller seconded and the motion carried without dissent.

The Board of Directors discussed the 2015 budget. Mr. Herron called for a motion.

Mr. Herron motioned to adopt the 2015 budget with an increase in the coupon of ten dollars, increasing it to \$582.00 per unit per month. Ms. Keller seconded and the motion carried by a majority. (3-2: Ms. Wright and Mr. Pischke)

ADJOURNMENT

Having no further business, the meeting adjourned at 2:40 p.m.

The next regular Board meeting is scheduled for Wednesday, January 14, 2015 at 9:30 a.m. in the Gateway Clubhouse – Board Room.

/s/

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Roseanne Wright, Secretary  
Walnut Creek Mutual No. Thirty