

Building (Carl Pischke)

Mr. Pischke had no report this meeting. He stated that things have been quiet in the Mutual.

Emergency Preparedness (John Herron)

Mr. Herron reported that the Mutual purchased the sled to assist in moving residents if someone is incapacitated. It is stored in the shed. He would still like to have a drill.

Landscape (Linda Herron and Rebecca Pollon)

Ms. Pollon read her report as follows:

LAWN MAINTENANCE: Weekly mowing of turf will resume as weather dries. Aeration and fertilization will occur in the coming weeks.

ENTRY MAINTENANCE: Crews are beginning spring and summer pruning schedules.

TREE MAINTENANCE: Please report any broken branches or building clearance issues to be addressed by Waraner.

LANDSCAPE REHAB: MOD crew days have been switched to May to avoid conflicts with the repaving schedule. They will begin behind 2857 Ptarmigan.

Mr. Herron advised Ms. Pollon that the members should report landscape issues to the landscape chair, Linda Herron.

Ms. Herron reported that the long, wet winter has done wonders for the landscaping. Trees have received much needed deep watering and many plants with previously stagnated growth have had a visible growth spurt. The water budget has benefited, too.

Raul's work has increased significantly as he tries to keep up with the spring growth. The Mutual's annual contracted work is on track as trees have been trimmed by Waraners well within budget. Money remaining in the tree trimming line item will be reserved for any necessary tree removals later this year. Terra Landscape trimmed the crape myrtles and they will begin reseeding this week. This is included in the contract.

The MOD rehab crew was originally scheduled to be here on April 24th, but will be delaying their work in the entry until after the asphalt replacement is complete on May 8th.

We are looking forward to the big project of replacing the muddy and sparse lawn behind 2857 Ptarmigan with gravel and shrubs and improved drainage. Once that is completed, work will begin on low rock walls along the drainage ditch behind the Santa Claras.

They will be here for about two weeks and return again in late summer for a few more days.

MOD irrigation tech Armando will be checking all of the systems looking for broken

and misdirected heads. Irrigation is scheduled to be turned back on this month. In new plantings, MOD is now using a drip system with bubblers on each shrub to provide more efficient and economical water disbursement.

Financial (Harriet-Lee Keller)

Ms. Keller reported that the operating fund balance is \$64,528 and the reserve fund balance is \$391,418. This is a total of \$455,946. The Mutual is in good shape.

Social (Roseanne Wright) – Mr. Herron reported that the next function is the hot dog lunch. This will take place once the weather warms up. The committee is working on the holiday party. Sunrise Caterers will provide the food. It will be a buffet.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that there have been no new residents to greet.

UNFINISHED BUSINESS

Mr. Herron reported that the Mutual will supply batteries for smoke alarms, but they will no longer change them. It is a resident responsibility. He recommended that if a resident is remodeling or selling their unit, they have the 10-year battery smoke detectors installed.

Silicon Valley Paving will begin the 2017 Asphalt Project around May 4th or 5th. Notices will be posted to advise members when the work is starting. Silicon Valley Paving's proposal was in the amount of \$177,176.80. This is under the \$190,000 that was budgeted for the project. There will be an additional cost for MOD's supervision.

Mr. Herron moved to approve Silicon Valley Paving's proposal in the amount of \$177,176.80 and the additional cost of the MOD supervisor. Mr. Pischke seconded and the motion carried without dissent.

Mr. Herron introduced the Mutual's attorney, Melissa Ward of Hughs, Gill, Cochrane, Tinetti, P.C.

Ms. Ward and the Board reviewed changes to the policies. Ms. Ward will make the necessary changes and have the policies returned to the Board. Once the Board approves the policies as presented, they will be mailed out to the membership for a 30-day comment period. The Board will then have the opportunity to review all comments. They might make some additional changes or they may adopt the policies as written.

Mr. Pischke discussed the perimeter spraying around all of the buildings for termites. Mr. West had a proposal for \$2,400, but that was for an inspection, not spraying. Mr. Pischke will speak to Mr. West and the Board will have more information to review at their next meeting.

NEW BUSINESS

Power washing concrete areas before having asphalt work done was discussed. The

Board decided that at this time, no power washing is necessary for the concrete areas. They will monitor those areas.

The Board discussed the proposal presented to them by Commercial Support Services (CSS) for trash enclosure cleanings. The Board decided not to accept the proposal. They will have Raul clean the enclosures through the year and see how it goes for the year.

Ms. Caputo moved not to accept the contract from CSS and to revisit the issue next year. Mr. Pishke seconded and the motion carried without dissent.

Mr. Herron reported the 2016 audit was conducted and there were no corrections needed.

Mr. Herron stated that an Inspector of Elections will be appointed at their next meeting.

ADJOURNMENT

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

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual No. Thirty