



Building (Carl Pischke)

Mr. Pischke reported that it was a quiet time. He changed a few lights and ballasts.

Emergency Preparedness (John Herron)

Mr. Herron reported that the Mutual will hold a drill on August 26<sup>th</sup> at 4:00 p.m. The Mutual is in good shape with emergency supplies and equipment kept in the shed.

Landscape (Linda Herron and Rebecca Pollon)

Ms. Herron reported that many areas have been improved during rehab.

There was a major project behind 2857 Ptarmigan and the residents are very happy with the results.

Ground cover was removed and pink rockroses were added along the driveway at 2945 Ptarmigan. Cobbles now discourage turkeys from digging and azaleas brighten the area.

A viburnum hedge and overgrown podocarpus were replaced with azaleas, pieris, garlic and a rhododendron at 2945 Ptarmigan.

New bubbler irrigation is in place concealed by bark.

Removing dying Rosemary along the walkway up to 2945 Ptarmigan provided the perfect place for several rhododendrons.

Raul from Terra Landscaping planted numerous shrubs, including the front area of the park in front of the redwood and beds in front of 2873 and 2825 Ptarmigan. He also replaced cobble along driveways and filled in ditches between the lawn and header board, both as a result of the asphalt project.

The trees have been trimmed and a good portion of the rehab work has been completed. The entry looks good, with the exception of lawns struggling in the heat.

An irrigation valve broke affecting two buildings. A controller went down for about 10 days affecting parts of 7 buildings. Both required a lot of watering by hand.

The asphalt project presented its own set of changes. It impacted the landscaping. We tried on numerous occasions to get information through MOD, but no one could tell us what or how much preparation we should make. MOD's landscaping department was impacted as well. The irrigation crew was faced with many, many breaks in the system created by the paving company's header board installation. We hope the process can be improved for others in the future.

Financial (Harriet-Lee Keller)

Mr. Donner reported the June operating fund balance is \$58,167. The reserve fund balance is \$239,254. It is down from last year's balance due to the asphalt project. The Mutual is better than budget by \$6,860.

Social (Roseanne Wright)

Mr. Herron reported that the hot dog lunch is this weekend. Ms. Wright is looking into having an ice cream social after the EPO drill. Sunrise Caterers will provide

food for the holiday party.

New Resident Greeter (Lynda Caputo)

Ms. Caputo reported that she has met with two new residents. They are very nice ladies. She also met with residents of two other units. She will be meeting with some new residents this afternoon.

UNFINISHED BUSINESS

Mr. Herron reported that the asphalt project was completed for approximately \$177,000. Some areas need to be repaired. The Board will think about painting a speed limit right onto the asphalt.

The Board discussed termite spraying. They are aware that if you spray and then have a rain, it will wash away. Inspection costs are very high. No decision was made.

Mr. Herron read Mr. West's report as follows:

ACTION ITEMS

1. Installation of New larger downspouts on 6 buildings. Project scope sent out to bid. No action from the Board at this time.  
Estimates from MOD and Timberline Roofing presented to the board.

WORK IN PROGRESS OR SCHEDULED

1. Entry 18 - Repaving project (completed). Retainer being held for additional punch list items.

Mr. Herron reported that he did not receive any comments from residents regarding the policies that were mailed out.

*Ms. Caputo moved to adopt the policies as written and mailed on June 1, 2017. Mr. Pischke seconded and the motion carried without dissent.*

There was some discussion on the procedure for the Board to act on violations, such as dog barking, biting, loud noises, etc. It was determined that letters would be sent. If the resident is called to a hearing, the Board may impose a fine at that time.

NEW BUSINESS

The Board approved the calendar of events for the election.

*Mr. Herron moved to appoint Ann Biderman as the Inspector of Elections for this year's director election. Mr. Pischke seconded and the motion carried without dissent.*

The Board approved the Mutual Meetings calendar for 2018.

The Board discussed budget planning for the 2018 budget. They considered painting some carports. Mr. Pischke advised that some of them may not need painting, but are dirty and need a good cleaning. Mr. Herron stated they could be power-washed. Mr. West reported that Welcome can include cleaning cobwebs, etc. in their contract.

Mr. Pischke reported that when new residents purchase, MOD meets with them and reviews alterations with them.

Mr. Donner reported that MOD goes over the building file and advises the new resident regarding what they are responsible for. Other Mutuels will have a Board member attend and go over rules and policies with the resident.

The Board agreed they would like to do the same. Mr. Donner advised them to send a memo to Tess Molina stating they would like to attend the meetings.

Mr. Herron will write a memo and send it to Tess Molina.

*Mr. Pischke moved that at least one representative on the Board of Mutual 30 be included in the alteration meeting for new residents with MOD. Ms. Caputo seconded and the motion carried without dissent.*

#### ADJOURNMENT

Having no further business, the meeting adjourned at 11:00 a.m.

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