

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 8, 2015 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, July 8, 2015 at 9:30 a.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	President	John Herron
	Vice President	Carl Pischke
	Secretary	Roseanne Wright

EXCUSED:	Treasurer	Harriett-Lee Keller
	Director	Lynda Caputo

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

President Herron welcomed seven residents in attendance.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the April 8, 2015, regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Herron reported that the GRF will hold its budget meeting on September 8 and 9 in the Fireside Room. He said it is interesting to sit in and listen. Mr. Herron signed the easement for PG&E to install a new box and lines. Most of the work will be done in entry 20.

The Mutual has lost 2 residents since the last meeting. The information will be in the newsletter. Ms. Herron gave some history on the residents.

Mr. Herron reported that by May 31, the Mutual will have water usage cut back by 39% compared to 2013. Beginning on July 1, there will be a 25% drought surcharge added to the bill whenever EBMUD pumps water from the reservoirs in Sacramento.

Mr. Donner added that on July 1 there will be an 8% increase for infrastructure upgrades. This increase will be permanent. The surcharge will only be in effect when water is pumped from the reservoirs.

Mr. Herron reported that GRF is in the process of looking for a new CEO. Warren Salmons retires in November.

RESIDENTS' FORUM

A resident asked about the corner of Ptarmigan and Tice Creek regarding the wall. Mr. Donner reported that the retaining wall is rotted. The City of Walnut Creek said it can be replaced, but an engineer is required because it can't be replaced as it was previously.

A resident asked about the area of lawn inside the gate near the golf course. Mr. Donner said that is golf course land. The golf course has to reduce by 40%.

A resident reported a tree in the back of her house that needs to be trimmed. Ms. Herron will look at it.

A resident asked about the entry drive. Mr. Pischke reported that it will be repaired in a year or so according to the reserve study.

MOD REPORT

Mr. West provided the following written report for the Board:

WORK IN PROGRESS:

1. Phase II - Tile to Comp Roofing Project #2901, #2905, #2909, #2913, #2925, #2941. Including new gutters and downspouts. Start date 4/13/15.
Scheduled for final punch list walk through.

2. Currently working on updating 2016 Helsing Reserve funding worksheets for first draft revisions.

Follow up:

1. 2881 PT #1 – Termite treatment. Antimite completed treatment on 4/15/15. cost \$1,545.00

Mr. Donner reported that helicopters will be over the valley and golf course soon.

BOARD MEMBERS' REPORTS

No reports.

COORDINATORS' REPORTS

Building (Carl Pischke)

No report.

Emergency Preparedness (John Herron)

Mr. Herron reported Mutual 61 will have a drill to test equipment.

Landscape (Linda Herron) – Ms. Herron reported that the Mutual is doing just fine in the drought. The Mutual has well established and maintained trees, shrubs and lawns. Over the years, bad lawns have been replaced with newer stronger varieties of sod. Shrubs and lawns that are regularly timed, watered, and fertilized are able to withstand a shortage of water. Much of the irrigation has been replaced or repaired. New and repaired lines have allowed us to reduce our water consumption while providing better coverage to shrubs. Mutual 30's history of not deferring

maintenance is once again paying off. The rehab work is finished for this year. Terra has sprayed the hills above us to kill coyote brush for fire abatement. Raul has cut down all the dead grass as well. West Nile Virus is an ongoing annual concern. The next edition of the newsletter will once again remind residents to eliminate or report standing water.

Financial (Harriett-Lee Keller)

Mr. Donner reported that there is \$51,452 in the operating fund. The reserves fund has \$285,671. The fund is down a bit due to roofing. The Mutual is over budget in building and landscaping. Insurance is under budget at \$7,350. Insurance was \$4,121 under budget for May.

Social (Roseanne Wright) – Ms. Wright reported that their parties have been very successful. There will be a wine and cheese party in July. There will be another hot dog party for Labor Day. Additionally, Ms. Wright would like to do home tours.

New Resident Greeter (Lynda Caputo) – Per Mr. Herron, Lynda met with a resident who is having the unit remodeled.

UNFINISHED BUSINESS

Mr. Herron reported that the smoke detectors are done, except for a few that don't respond.

NEW BUSINESS

Mr. Herron reported that it is nearing time for elections. There is a new resident that will be the inspector of Election. Her name is Frances Degaetano. Ms. Caputo will run again, but Ms. Wright will not.

Mr. Herron motioned to approve Francis Degaetano as the Inspector of Elections for the coming year. Mr. Pischke seconded and the motion carried without dissent.

Mr. Herron asked for a motion to approve the Calendar of Events for elections.

Mr. Pischke motioned to approve the Calendar of Events for elections. Ms. Wright seconded and the motion carried without dissent.

Mr. Donner reported that City National Bank will not charge bank fees because interest rates are so low right now. Once interest rates go up, the Mutual can move some money into interest-bearing CDs. The money from reserves will move over first. The operating account will move over, but it will be slower because new coupons will have to be set up and accounting will need to make sure that checks are processed. City National should provide better service.

Mr. Herron reported that the reserve account requires 2 people to sign.

Ms. Wright motioned to close and transfer all the balances in the operating and reserve accounts from Mechanics Bank to City National Bank. Mr. Pischke seconded and the motion carried without dissent.

Mr. Herron announced that Budget Planning for 2016 will begin very soon. The Mendocino roofs seem to be in good shape. If the Mutual does not do these roofs, it can put \$30,000-\$40,000 in reserves provided they keep the reserve contribution as it is. Two Santa Claras (2945 and 2937 Ptarmigan) should be done next year. Asphalt work may be done in 2017.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:30 a.m.

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