

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JULY 9, 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, July 9, 2014 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
	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 three residents in attendance.

APPROVAL OF MINUTES

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

PRESIDENT'S MESSAGE

Mr. Herron reported that a coyote grabbed a resident's cat. There is a flyer posted on the trash enclosures. There isn't anything that the Mutual can do. People have been warned that there are coyotes in the area. This is a reminder to keep your animal on a leash.

The Rossmoor News had another article that the Fire Department would like the codes for resident lockboxes. They will keep it secure in their system. If they need to get into your residence, dispatch will be able to give them the code. They will be able to get in quickly and without damage.

RESIDENTS' FORUM

None

MOD REPORT

None

## BOARD MEMBERS' REPORTS

No reports.

## COORDINATORS' REPORTS

### Building (Carl Pischke)

Mr. Pischke reported that a globe for a light fixture broke at 2909. He picked up a globe at MOD and replaced it.

Mr. Herron reported that Mr. West's report advised that MOD is to inspect all State Roofing vent connections and insulation from 2013 B/U roof project. He will get them inspected by MOD before State inspects.

Mr. West's report also stated that MOD is to get a new bid on concrete spillway behind 2925. The Board will wait to approve until they get the actual estimate.

Emergency Preparedness (John Herron) – Mr. Herron reported they are working on a drill for the Mutual. Mr. Pischke stated that they should conclude with a hot dog party or some type of refreshment. It should be done after dinner, but before it gets dark.

Mr. Herron commented that they might stop using the telephone tree and he would call Resident CERTs directly. They would then contact their people. There will be discussion before a decision is made.

Landscape (Linda Herron) – Ms. Herron reported that in spite of the drought, the entry continues to look very good. The lawns are showing the effects of the 10% water reduction, but this is temporary.

All of the major rehab work for this year has been completed. Several trees have been replaced. Two more trees are failing and are being watched carefully.

Raul is spending extra time on weed whacking and coyote bush removal on the periphery of our entry to maintain fire abatement.

West Nile Virus is an ongoing annual concern. The next newsletter will remind residents to eliminate or report standing water.

It is the time of the year when deer bring their fawns down into the entry looking for food and safety. Water or food left out for the deer also encourages coyotes. The same is true of pet food and cats left outside. Food for turkeys increases their numbers in the entry. Residents are reminded to follow the policies.

Water usage is being closely monitored. Residents are asked to report broken or misdirected sprinklers.

### Financial (Harriett-Lee Keller)

Mr. Donner reported that the operating fund through May is at \$39,487. The replacement reserves are at \$378,921. The Mutual is \$3,436 over budget, but this is due to front-loaded expenses for landscaping and it includes insurance deductibles. Utilities are under budget by \$6,000.

Basically, the Mutual is right on budget.

Mr. Herron reported that the water usage has been reduced by 10% across the valley.

Social (Roseanne Wright) – Ms. Wright reported that the committee will do the hot dog party in August. The Christmas luncheon will be held at Dollar on December 6. It will be a buffet. It would be nice to have a root beer float after the drill.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that she met with the new owners of 2809 #6. They are very nice people.

### UNFINISHED BUSINESS

Mr. West reported that the six Mansard building tile to composition roofs has a phase 1 completion. Sorenson has been a reliable company. They have done a great job. They went over the schedule for 2015. There will be 6 more roofs, 2901-2941. Residents were pleased with the way Sorenson conducted themselves. Not much noise and they did just what they said they would do.

### NEW BUSINESS

Mr. Herron reported that it is time to appoint an Inspector of Election. Jackie Warden was the only one to step forward.

Mr. Herron motioned that Jackie Warden be appointed as the inspector of Election for the 2014 election. Ms. Caputo seconded and the motion carried without dissent.

Mr. Herron discussed the Calendar of Events for the election. He asked for a motion to accept the calendar as presented.

Ms. Wright motioned to accept the Calendar of Events. Ms. Caputo seconded and the motion carried without dissent.

Mr. Herron discussed the Helsing Report. Rick West, Mr. Pischke and Mr. Herron previously sat down and made some corrections to the report. Chris Preminger will get the information to Helsing Group. Mr. Herron recommends that the Helsing Contract be renewed at \$2,025.

The Mutual will spend about \$85,000 for roofs this year.

Mr. Pischke reported that there is a clogged drain by the tree at 2921 #1. This was discussed last year. He was advised that Stoddard has taken care of it.

Owners at 2913 #2 & 2925 # 1 reported to Mr. Pischke that there are wheel stops that are crooked and hit the bottom of their car. The owners would like them removed. The Board agreed they may be removed and stored. The Mutual will take care of it instead of MOD.

### ADJOURNMENT

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

The next regular Board meeting is scheduled for Wednesday, October 22, 2014 at 1:30 p.m. in the Gateway Clubhouse – Board Room. The Annual Meeting is scheduled for September 17, 2014 at 1:30 at Creekside, Fairway Rooms.

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Roseanne Wright, Secretary  
Walnut Creek Mutual No. Thirty