

MINUTES
FOURTH WALNUT CREEK MUTUAL
MONDAY, JULY 20, 2015 AT 1:30 P.M.
BOARD ROOM – GATEWAY

President Kelzer called to order a regular meeting of the Board of Directors of Fourth Walnut Creek Mutual at 1:30 p.m. on Monday, July 20, 2015 in the Board Room at Gateway complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Pauline Kelzer	President
	Donald Cardinal	Vice President/Treasurer
	Sara Seltzer	Secretary
	Nancy Partovi	Director
	Mike Leinbach	Director

EXCUSED: None

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Rich Perona, Landscape Manager; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Ms. Kelzer welcomed twenty-three residents in attendance.

APPROVAL OF MINUTES

Ms. Partovi moved to approve the minutes of the regular session Board meeting of May 18, 2015. Mr. Leinbach seconded and the motion carried without dissent.

Ms. Partovi moved to approve the minutes of the executive session Board meeting of May 18, 2015. Mr. Leinbach seconded and the motion carried without dissent.

RESIDENTS' FORUM

Jeff Spires – Mr. Spires had a question regarding the status of a violation. Ms. Kelzer advised him that it will be addressed under the compliance report. He also wanted to know the status of the Mutual lawsuit. Ms. Kelzer reported that there is currently no lawsuit for Mutual Four.

Dave Boesch – Mr. Boesch wanted to know when the projects in entry A will be done. Ms. Kelzer will follow up on those items.

Kerin Baker – Ms. Baker asked for approval for a shed in Entry 14 to hold emergency supplies. Ms. Kelzer will look at the proposal and get back to her.

Sheila Gorsuch – Ms. Gorsuch wanted to thank Kevin and his crew for work being done in rehab landscaping. Ms. Kelzer reported that redwood bark nuggets will be spread out, not chips.

Isabel Leonard – Ms. Leonard asked questions about the agenda. She was advised that the Board makes a tremendous effort to have the agenda posted on the website four days prior to the meeting. The timing of the minutes was also discussed.

Donald Sturke – Mr. Sturke discussed the Board's idea that garden hoses should be removed from the front of the Mutual to conserve water. He disagrees and thinks a hose nozzle, which regulates the water coming out, would be sufficient. Ms. Kelzer reported that the Board is considering many options to conserve water.

ENTRY REPRESENTATIVE'S REPORTS

Isabel Leonard is the entry coordinator for Emergency preparedness for entry 7. She had some questions and Ms. Kelzer advised her that Colene Trinterud can advise Ms. Leonard where they can meet. She also suggested that she meet with Kerin Baker.

Ms. Seltzer reported that there is a stop work order still in effect for entry 7.

Ms. Trinterude advised Ms. Leonard that she has sent her an email.

Resident from entry 8, Skycrest, reported that there was a water main break at 10:30 at night and she felt the systems in place were amazing. Residents were notified and the water was back on by 1:00 p.m.

MANAGEMENT REPORT: Paul Donner

Mr. Donner reported that it is getting to be budget season. Starting in the next couple of weeks, he will be preparing the draft budget. He will send something out for the Board's review.

LANDSCAPE AND GROUNDS, FIRE CLEARANCE:

Ms. Seltzer reported that things are going along according to schedule. Entry 10 is still in progress. There are more items to look at and they are doing it systematically. She thanked everyone for their cooperation.

Mr. Perona reported the following:

LAWN MAINTENANCE: Lawns were fertilized with sulfur coated urea in mid-August.

Irrigation systems have been turned on for two days a week.

ENTRY MAINTENANCE: Entry crews are working on scheduled pruning, spot spraying weeds, debris cleanup.

TREE MAINTENANCE: Waraner Brothers Tree Service handles all work orders.

Sara and Rich have discussed several trees for removal and pruning. He will have an estimate later this week.

LANDSCAPE REHAB: Terra Landscape is in the process of re-landscaping the back of building 2100, Skycrest, entry 16. The MOD crew is working in Skycrest, entry 13, changing out the large rotor sprinklers to MP Rotators as recommended by EBMUD. These provide slower watering. They use less water and it soaks in better.

He reminded the membership to call the order desk if they see anything broken or leaking.

Plants are on low-flow bubblers, which are recommended by EBMUD.

Landscaping crews will be in the Mutual for the next 3 weeks.

Ms. Kelzer reported that after hours you can email a photo to the work order desk and Securitas. It works very well.

BUILDING MAINTENANCE REPORT

Mr. Cardinal reported that the 2015 roofing project is scheduled to begin August 1st. Carports 902 and 903 that were damaged by Terra Landscaping have had the insurance approved and AMAC is scheduling repairs.

1133 Skycrest #4 has new deck coating, which Perfect Painting will do.

2128 Tice Creek will have a soils engineer review this issue and submit a report to the Board for review. There will also be a structural engineer checking that building.

1441 #2 Skycrest is having tree roots removed and there will be a removal and replacement of the back patio slab.

Entries 7, 8, and 9 had a domestic line break. Roto Rooter cost to date is \$1,028.50. We are waiting on Service Master cleanup invoice.

1833 Skycrest #3 has had some leak testing done by American Leak Detector. The results came back negative for water leaks.

2128 Tice Creek needed some carpentry repair on the carport. Gauthier's repairs are completed. The cost was \$1,010.00.

Mr. West reported that he would like approval for the bid from Perfect painting for 1133 Skycrest #4.

Mr. Cardinal motioned to approve the proposal from Perfect Painting in the amount of \$3,725 for deck coating at 1133 Skycrest #4. Ms. Seltzer seconded and the motion carried without dissent.

Mr. West reported that roofing notices will go out as soon as possible to the residents. As far as 2128 Tice Creek, he wanted to advise that it can take a while for this to be done because the structural engineer requested that there be a soils engineer involved. Once that report is sent to the structural engineer, this project can go out to bid.

ARCHITECTURAL CONTROL AND ALTERATIONS: COMPLIANCE:

Mr. Cardinal reported that there are 26 alterations being processed and 18 permits have been issued. There have been 53 completed alterations over the last year and a half. The median price for a home in April was \$677,000 for May it was \$490,000. The YTD price was \$422,000.

Ms. Kelzer reported on compliance issues. There was a big pod on Tice Creek. She received a call from a Mutual president, but advised that it was not Fourth's pod. Mr. Donner reported that it is supposed to be gone by August 1. It is on GRF property.

Ms. Kelzer reported that 5 letters were sent out regarding encroachment issues. Entry 10 has an ongoing compliance issue regarding an electric vehicle car charger. Entry 1 has repeated smoking violators.

Pots on railings can be dangerous. They can fall off and injure someone.

EMERGENCY PREPAREDNESS COMMITTEE

Mr. Adza reported that the committee had its meeting. There are about 325 personnel involved in EPO. The Ham Radio list has doubled to nearly 30. There is a preparedness fair on September 26 from 10-3. August 29 is a city-wide communications test having all 8 CERT areas on the radio at once. This hasn't been done in 10 years. There were 5 new Rossmoor residents that got their Ham Radio licenses. The next CERT class will start on September 8.

COMMUNICATIONS COMMITTEE

Mr. Cardinal reported that the Annual Meeting will be held on August 6 in the Fireside Room. There will be a dinner following the meeting. The tables will have numbers so you

will know when to go to the buffet area. This way there will not be long lines and everyone will have a chance to get their food.

POLICY COMMITTEE

Nancy Partovi gave some background on the Trust Agreement. No agreement had been reached by the Mutuals and GRF. The committee has been disbanded.

Ms. Partovi reminded the membership that they may submit an article for the newsletter. September 15 is the tentative date for the next edition. You may suggest articles and ideas.

Ms. Partovi is reviewing the Mutual's policies. She is comparing policies, in particular to Mutual 70's policies. She has provided copies to the Board for half of the policies. They will eventually go to the members for comments.

FISCAL COMMITTEE – Pauline Kelzer

Ms. Kelzer reported that, currently, the basic task is to put together the budget.

OFFICERS REPORTS

1. President's Report: Ms. Kelzer reported that this will be her last meeting as the President. She thanked the members and staff for their help and support. The manors are selling for over the asking price. The Mutual needs to monitor the buildings and landscaping because buyers notice if things are not cared for. She encouraged the new President to be active in the President's Forum. The Mutual needs to think about electric vehicle charging because as new buyers move in, they may present a challenge for the Mutual to update the facilities available to members.
2. Vice President: None
3. Treasurer: Mr. Cardinal reported that the Mutual is better off financially this year than last year at this time.
4. Secretary: No report.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next regular board meeting is scheduled for September 21, 2015 at 1:30 p.m. in the Board Room at Gateway.

***Annual Meeting & Dinner – August 6, 2015 at 4:00 p.m. in the Fireside Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:46 p.m.

/s/

Anne Paone, Assistant Secretary
Fourth Walnut Creek Mutual