

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 16, 2014 AT 9:30 A.M.
BOARD ROOM – GATEWAY COMPLEX

President Claudia Edwards convened a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. FIFTY-SIX at 9:30 a.m. on Wednesday, July 16, 2014 in the Board Room of Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL PRESENT: Claudia Edwards, President
 Bill Eames, Vice President
 Susie Crist, Secretary/Treasurer

EXCUSED: None

Representing staff were Paul Donner, Director of Mutual Operations; and Anne Paone, Administrative Secretary.
Rick West and Rich Perona were excused.

Seventeen residents who were present were welcomed to the meeting.

REVIEW OF MINUTES

Ms. Edwards asked if there were any corrections or additions to the regular Board meeting minutes or the Organizational minutes of April 16, 2014. Hearing none, she declared them approved as written and reviewed.

FINANCIAL REPORT

Mr. Eames reported that they are in the planning process for next year's budget. Half of the coupon is represented by the ponds. The other large fee is the GRF fee. Mr. Eames reported that the Board will be seeking an increase for next year. This year, to date, water is below budget.

Mr. Donner reported that the operating fund ending balance is \$1,378. It doesn't sound like much, but it is much better than the beginning of the year. At that time, the fund was in the negative by \$13,000. The reserve fund is \$152,662. At the moment, the Mutual is under budget by \$9,322. Utilities are under budget by \$17,676. Building Maintenance is over budget, landscaping is over budget, but throughout the year the budget evens out because these items are currently front-loaded. Water is the wild card, but we expect to be on tract at the end of the year.

The pond water is recycled. The budget has \$18,000 allotted for ponds and that is usually the amount spent.

COMMITTEE REPORTS

Building/Maintenance – Ms. Edwards reported that Mr. Christensen will continue on the committee. Mr. Christensen reported that the lights are

checked often. He checks the fence posts and will put in a work order if a repair is needed.

Emergency Preparedness – Mr. Samuels stated that there was some information in a flyer that was placed in everyone's mailbox. It includes a list of supplies that you should keep around your home. There is a form to update the Emergency List.

Ms. Edwards commented that it is important to remember to give information regarding your pet. A picture would be helpful. This makes it easier to get the dog and owner together.

Mr. Samuels advised that it is best to have your animal chipped. The chip can be scanned and the information will be easily accessible.

Landscape Report – Mr. Crist reported that Valley Crest will do irrigation and shrubs, lawns, etc. They will do everything instead of having MOD and Valley Crest share responsibilities. They will do the maintenance for a year and then be assessed for their work. The Camp & Camp proposal has been tabled due to the Mutual's finances.

Valley Crest gave a bid for the worst lawns. Three will be done in October, 1900, 1909, and 1911. They will install a different irrigation system, higher pop-ups and grass that requires less water. If this works well, it will be the standard for other lawns.

Letters were mailed out to owners of 15 private gardens. The owners were asked if they want to remain as a private garden or have the Mutual take it over. Half said they would like to remain. The Mutual will take over the 7 that responded that they would like the Mutual to take care of the garden.

They walked the property with Valley Crest and they will present a proposal to rejuvenate the landscaping throughout the Mutual based on a 5-year program.

Treasurer Report - Ms. Crist reported that a newsletter will be published and if anyone has any ideas to contact her. They may also send any articles to her.

Nametags were used for this meeting to make everyone feel welcome.

Rossmoor.com will have information for the Mutual. Residents should visit the website from time-to-time.

Ms. Crist also stated that we are trying to form some committees. It would be appreciated if members would advise the Board of their backgrounds to see if they might help on a committee.

Ponds Report – Ms. Edwards reported that the ponds have a lot of algae. They also need LED lights. There are leaks in the control boxes. The current company has not been very responsive. They are in the process of looking for a new company to maintain the ponds. They are reviewing three companies.

It is critical to keep the electrical boxes dry. They would like to install fans to push the moisture out. It is \$4,800 to replace a pump.

Mr. Donner advised that the pumps are part of the reserve study. The Mutual collects money every month towards the replacement of the pumps.

Social Committee - Ms. Bolton reported that the BBQ will be at 5:00 on August 21 in the Stanley Dollar Clubhouse. August 5 is the deadline for checks to be received. It is \$35 per person.

PRESIDENT'S REPORT

Ms. Edwards reported that Mr. Eames has been so helpful. Every first Wednesday of the month she, Bill and Bob Crist look at every sprinkler. Anyone is welcome to come walk with them. Ms. Crist is doing a wonderful job. She is very dedicated. This is a very hard working Board. Art is a wonderful asset on the landscaping committee.

RESIDENTS' FORUM

There was a question about when the gutters will be cleaned. Mr. Donner commented that they wait until leaves fall so they don't have to be cleaned again. The downspouts are cleaned, too. He advised that Mr. West would have more information. The Board would like a 3-day notice when the gutters are going to be cleaned. Mr. Donner said that they will have a schedule for the work.

A resident wanted to know how a solar tube gets cleaned. They are normally a resident responsibility as it is an alteration. Mr. Donner said they might be able to arrange for the gutter company to clean them when they do the gutters. The resident will need to speak to Rick West.

Another resident asked about dual-pane windows fogging up. She wanted to know who she could contact. Mr. Donner commented that this is a resident billable issue and MOD is not staffed to do that work.

The resident thought it would be advantageous if the Mutual could pool its information so that owners don't have to do research on their own. Ms. Edwards thought that was a good idea and suggested that the resident put together a committee and the Board would put her in charge.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next board meeting will be the Annual Meeting. It is scheduled for Wednesday, October 15, 2014 at 9:30 a.m., Vista Room/Hillside.

ADJOURNMENT

Having no further business, the meeting was adjourned at 10:20 a.m.

/s/

Susie Crist, Secretary/Treasurer
Walnut Creek Mutual 56 (Lakeshire)