

**WALNUT CREEK MUTUAL NO. FIFTY-NINE  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, OCTOBER 24, 2019, AT 10:00 A.M.  
MOD LARGE CONFERENCE ROOM  
800 ROCKVIEW, WALNUT CREEK, CA 94595**

**Call to Order**

President Rice called the meeting to order at 10:36 a.m.

**Roll Call**

**Directors Present:** Jodi Rice, President  
Bunk Sicotte, Vice President  
Victor Vigil, Treasurer

**Directors Excused:** Linda Fletcher, Secretary  
Dave Peters, Director

**Also Present:** Rick West, Building Maintenance Manager

**Residents' Forum**

There were no residents in attendance.

**Signage Discussion**

- a. Bunk reported we should have a laminated sign made of the portion of our "Rules" relevant to the swimming pool and that this should be posted close to the sign-in book. Bunk will identify the exact section(s). Lucy/Kelly will then be contacted to laminate those section(s) so they can be posted
- b. New signs for the Handicap parking spaces are on order and will be put up as soon as they arrive. The new signs will include "Guests Only"

**Pool Contract Discussion**

- a. It was brought up that Mutual 61 is sharing the facility and we should be able to collect "rent" to cover "wear and tear" expenses (furniture, re-plastering, repairs, etc.) There was a motion by Vic Vigil: A section in the new contract with Mutual 61 should include "rent" to recover wear and tear expenses from Mutual 61. Seconded; Bunk Sicotte. Passed unanimously.
- b. How to figure out the charge to M61 for "wear and tear" was discussed. Mutual 61 has 36.8% of the total manors that use the pool. (M59 – 108, M61 – 63 = 171 manors) The board will look into Reserve Expenses for the pool in the past 5 years plus the expected expenses in the 2020 Budget. A motion, by Vic Vigil, was made to combine 6 years Reserve expenses (5 past years plus 1 future year) and take a percentage, 36.8%, of the average costs of those 6 years and use that number to negotiate the updated contract with Mutual 61. Seconded by Bunk Sicotte and passed unanimously.

### **Rick West Report**

- a.** Pool re-plastering: There were 2 bids, \$31,635 and \$27,850. After discussion, a motion was made by Vic Vigil that the Board accept Burkett's Pool & Plastering, INC's bid of \$27,850.00 to re-plaster the pool. Second; Bunk Sicotte. Motion carried unanimously.
  - b.** Leap Frog Plumbing billed us \$3489.00 for plumbing clean out in 5954
  - c.** Otis elevator has not been responding to Rick's calls regarding bids for a 24/7 "call out" contract. After discussion the board decided to table that request because it would be too much money for the service we would get. Other Mutuals have had less problems with their elevators since they have been cleaning them on a regular basis. Rick suggested having our elevators cleaned. Jim Hoag already inspects and cleans the mechanical rooms quarterly. The Board asked Rick to get an estimate from him to add cleaning the elevator doors, tracts, etc. at the same time he does the mechanical rooms.
  - d.** 5910 HC tile repair in front of 1A. Rick will look into the work order on it and get an estimate and time frame for work to be completed.
  - e.** Coating on ground level elevator lobbies. (except 5961 AW) Rick will get estimate
- Water Bill in 5913 and 5920 have skyrocketed – 2-3 times normal. Vic is looking into the reason. It could be poor meter reading. We will wait until the next billing cycle to see if the meters were read wrong. It has happened in the past and the bills were corrected.
  - Lighting Bollards and other landscape lighting – Vic asked if we could turn lights off again to save money. After discussion, it was felt the garage, breezeway and stairwell lights must stay on. But Rick will get a proposal to separate the landscaping lights and to put them on a timer so they can be turned off at a set time during the day. The timing will be such that the lights will be off the same hours regardless of shorter days and Daylight Savings Time.

### **Adjournment**

The meeting was adjourned at 11:25 a.m.

Jodi Rice, President