

MINUTES  
WALNUT CREEK MUTUAL FIFTY-NINE  
REGULAR MEETING OF THE BOARD  
TUESDAY, NOVEMBER 2, 2015  
VISTA ROOM, HILLSIDE CLUBHOUSE  
3400 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

ROLL CALL

PRESENT:	Dave Peters	President
	Vic Vigil	Vice President
	Chuck Walls	Treasurer
	Linda Fletcher	Secretary
	Phil Anderson	Director

Staff represented were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Administrative Secretary.

Twelve additional Mutual members were present.

APPROVAL OF MINUTES

Linda Fletcher moved and Phil Anderson seconded to approve the minutes to the:

Regular Board Meeting held September 8, 2015  
Special Meeting of the Board held September 10, 2015  
Special Executive Session held September 16, 2015  
Special Meeting of the Board held September 16, 2015  
Special Meeting of the Board held October 19, 2015

The motion passed unanimously.

RESIDENTS' FORUM

Jean Faskett, 5954 AW #2B: Jean Faskett requested that draft Board Minutes be posted to the website.

Bunk Sicotte, 5920 HC #5C: Bunk Sicotte requested that agendas for meetings get posted on the bulletin board sooner than just a couple of days prior to when the meetings take place. Sicotte asked as to what condition the balconies are in. Sicotte was informed that inspections have yet to be completed. Sicotte concluded by expressing his confusion as to why Mutual 59 stayed with Helsing and Associates to perform the reserve study when the Mutual was originally very dissatisfied with the company. Dave Peters responded that Helsing is improving upon its service and outcomes.

Jane Durie, 5951 AW #3C: Durie expressed her interest in doing research on whether hard-surfaced flooring could possibly be permitted in upper-level units.

Mary Jane Hargrove, 5910 HC #6B: Hargrove expressed her overall concern about communications. Information provided is not timely, inaccurate, or non-existent. She specifically volunteered to help head up the creation of an informational flyer that would be distributed to new owners providing regulations and requests on how to move in, dispose of packing material, and proper parking procedures.

Board promised to look into the matter, but it was noted that the Board was previously advised by legal counsel that it would be difficult for the Board to collect for these damages.

### PRESIDENT'S REPORT

The President's Report was presented during the Annual Meeting. No further report was given.

### REPORT OF COMMITTEES

Alterations: Vic Vigil presented the alterations in progress and alterations completed to the Board.

Pool: Dave Peters reported that the pool closed at the end of October. There were over 900 visitations to the pool this year. The Committee is considering a recommendation to the Board to implement solar heating to help supplement the power source for pool water heating. The next swim season will be from Memorial Day weekend through the end of October.

Finance: Dave Peters reported that two possible budgets were approved by the Board. The final budget will be approved later in this meeting.

Landscape: Linda Fletcher reported that all work had stopped due to the Mutual 59 financial crisis that arose as a result of the water damage repairs. Now that the Special Assessment has passed, the final few projects for 2015 will move forward.

Water: Vic Vigil reported that residential water usage is down by 38 percent as compared to 2013. Vigil commented that the new landscaping and irrigation that Linda is implementing will also help save on water.

### FINANCIAL REPORT

EBMUD still has the 25 percent pumping surcharge in effect.

### LANDSCAPE REPORT

Dave Peters asked that residents be vigilant and report any malfunctioning or over functioning sprinklers.

### BUILDING MAINTENANCE

Rick West reported on the following:

Balcony and interior wall inspections: A&R Construction will inspect all of the balconies for safety. The company will start with 5910 HC and will provide a return report. Notices will be distributed to homeowners.

5951 AW #4A: Five Star completed the exterior wall repairs and drainage system for #2A, #3A, #4A, and #5A. The project is complete save for exterior painting.

5954 AW: Davis Plumbing will install a new re-circulation pump and a larger tankless hot water heater unit filter. An inspection of the other buildings' hot water heaters will also take place.

Follow-up:

5920 HC #3A: A drain line leak was found in the wall. The repair and restoration are complete and a reimbursement check will be issued to the homeowner.

5951 AW: Davis Plumbing installed a new overflow pop-up valve to prevent drainage in the garage area.

West responded to Board questions and requests.

#### OLD BUSINESS

Special Assessment Election Results: A ballot was distributed to the membership in the matter of voting for a Special Assessment for \$1,158 payable in two equal installments of \$579 in order to pay for the unexpected costly repairs that were necessitated by building water damage.

The ballot passed in the matter of the Special Assessment by a vote of 67 to 18. Residents will receive an invoice for the amount owed. The first payment is due on January 1 and the second is due on June 1.

Solar Committee: Dave Peters and Vic Vigil volunteered to steer this newly formed Committee in an effort to perform research in the matter of installing photovoltaic panels on the hillside for Mutual 59's common area electricity usage.

#### NEW BUSINESS

2016 Budget: Vic Vigil moved and Chuck Walls seconded to approve the 2016 budget as presented which will be \$790 per manor, per month. This is a \$25 increase over 2015. The motion passed unanimously.

Helsing Report: Dave Peters asked the Board Directors to review the updated Helsing Report. The Board will contact Rick West with any changes within the week.

Motion to transfer funds: Phil Anderson moved and Chuck Walls seconded to transfer \$120,000 from Reserves to Operating in order to pay for the unanticipated expenses and that this transfer amount of \$120,000 will be paid back to Reserves within 12 months via the Special Assessment that was passed. The motion passed unanimously.

Security Issues: The idea of installing security cameras in the garage was discussed by the Board.

Committee Chairs for 2016: These individuals were appointed as Chairpersons for the following committees:

Vic Vigil	--	Move-In
Vic Vigil	--	Alterations
Vic Vigil	--	Water
Linda Fletcher	--	Landscape
Phil Anderson	--	Finance
Dave Peters	--	Pool

Social Committee: Marge Sicotte and Mary Jane Hargrove volunteered to join a Social Committee that would organize a picnic or dinner for Mutual residents.

#### ITEMS FOR NEXT AGENDA

No items were determined for the next agenda.

#### ANNOUNCEMENTS

The next meeting will be Tuesday, January 12, at 1:30 p.m. in the Gateway Board Room.

#### ADJOURNMENT

With no further business to discuss, the regular meeting of the board of November 2, 2015 was adjourned at 10:43 a.m.



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Sharon Fees, Assistant Secretary  
Mutual Fifty-Nine