

ROLL CALL: President Jodi Rice called the meeting to order at 1:30. Also present: Vice President Bunk Sicotte, Secretary Linda Fletcher, Director Vic Vigil, with Paul Donner and Rick West from MOD

Absent: Director Dave Peters

CONSENT CALENDAR: The Board approved unanimously the minutes from January 8 Regular and Executive meetings, and February 12 Maintenance and Executive meetings.

RESIDENTS' FORUM: No general member comments were submitted

PRESIDENTS' FORUM:

1) We are waiting to hear from Republic (925-671-5809) whether M59 can participate in the Organics Composting pickup, which is a free service coming to Rossmoor. If not, we will continue collecting only Recyclables (free service) and Landfill (paid for by the Mutual). Recycling properly will reduce our costs considerably so it's important that everyone knows how and what to recycle.

2) Electric car charging stations are available for regular and E-cars during the day and exclusively for E-cars from 10PM to 6AM. This may change as residents buy more E-cars.

3) Electronic/Hazardous waste: This is built into our budget. Rapid Recycle will pick up anything with a cord. Junk pick-up is still being negotiated. Fluorescent bulbs are Universal Waste and have been accepted by Home Depot when buying new bulbs.

4) Special Assessments for building repair and rehabilitation projects: Presidents agreed that each Mutual should maintain buildings as well as Reserve Funds.

5) Permanent Guest List for the Gate: Please update annually with Securitas. Bunk and Mary Jane suggested Email Blast reminder once a year to residents for this and for updating Emergency Contacts List at Member Records.

6) Jodi reported on M59 sales and new residents

7) Mutual 59 resident volunteers are needed for: a) Building maintenance walkthroughs b) Email blasts to residents, and c) 5954 and 5951 Autumnwood Entry Coordinators.

Jodi thanked Philip Dowling for volunteering for the Landscape Committee.

FINANCIAL REPORT through January was given by Paul Donner. We will need all of our budgeted working capital in the coming year to cover the insurance increase that is causing a monthly overrun.

BUILDING MAINTENANCE REPORT was given by Rick West:

1) BREEZEWAY RECOATING on Autumnwood will take place late April into early May, with advance notice to residents. Crew will work with residents, since coating needs 8 hours cure time.

2) GARAGE CEILING LEAK IN 5913 caused by major blockage in underground drain will need camera investigation by RotoRooter, so car hood affected must be covered or the car moved, to prevent potential damage. RotoRooter has completed all other building courtyard drains for spring 2019.

(continued)

- 3) POOL WISTERIA TRELIS is being pressure washed and recoated. Moss inside the pool enclosure was pressure washed also. Moss on sidewalks must be called in to MOD for pressure washing.
- 4) THE BOARD APPROVED a) the Welcome contract with light fixture cleanings reduced to five times per year, and b) the extra work requests discussed at the January custodial meeting.
- 5) PLUMBING BILLS ARE SKYROCKETING, mostly from garbage disposal items clogging pipes.

REPORT OF COMMITTEES

FINANCE Mary Jane Hargrove reported on Mutual 59 Compliance with Civil Code 5500, which as of January 1, 2019, requires that Mutual Boards conduct monthly reviews of finance accounts (previously quarterly). Jodi certified that two board members reviewed all January financials at March 7 meeting. Referring to Paul's caution about high insurance overruns, Mary Jane calculated the 2018 surplus will take care of the unexpected costs. Mary Jane questioned the January Office Expense of \$991 and Paul recommended she contact Tess to find out what the item is.

LANDSCAPING Linda Fletcher reported on the meeting with Curtis Kaul from Brightview. We requested service days on Thursday and Monday instead of Friday and Monday to avoid conflict with established custodial workdays. Curtis requested walkthroughs spring and fall with the Landscape Committee and Linda will arrange one for April. In general, we're very satisfied with BrightView service, especially their pruning expertise and their use of Dimension pre-emergent but would like regular removal of broken branches and blossoms from beds and walkways.

SWIMMING POOL Marge Sicotte reported it's time to purchase new chairs but calls to Committee Chair Dave Peters go unanswered. Paul suggested she obtain catalogs from Jeff Matheson in Resident Services. Furniture is needed before the pool opens in May.

ALTERATIONS Vic reported on alterations completed and in progress.

BUILDING MAINTENANCE Vic reported on maintenance. PG&E program replaces fluorescent light fixtures at no cost and maintains current price to customer until replacement project is paid for. THE BOARD APPROVED using the program to replace garage lights in 5910 and 5920.

OLD BUSINESS Vic discussed the increase in water usage, given the 9% increase in cost. There is concern there may be an irrigation leak since usage continued through the rainy season.

NEW BUSINESS We have one year left on the BrightView Landscaping 2-year contract. Curtis asked about the Mutual's process to terminate a contract, so Linda gave the steps: open email communication of any issues, walkthroughs with contractors, meetings, feedback. If the problem persists, M59 may send a letter specifying correction in 30 days. If issues are still not resolved after more walks and talks, M59 may send a 30-day notice of termination-of-contract letter.

Meeting adjourned at 2:35 P.M. The Board went into Executive Session to discuss discipline matters.