

FIFTH WALNUT CREEK MUTUAL
MINUTES
REGULAR MEETING OF THE BOARD
Friday, March 18, 2016 at 11:00 AM
Board Room, Gateway Complex
1001 Golden Rain Rd., Walnut Creek, CA 94595

OPENING

President Ted Todd opened the meeting at 11:00 a.m. Other Board Directors also present were:

Virginia Oversby	Secretary/Treasurer
Bill Martin	Vice President
JoAnn Daigle	Director

Nine additional Mutual members were present.

Staff was represented by Director of Trust and Mutual Operations, Paul Donner; Building Maintenance Manager, Rick West; and Board Secretary, Sharon Fees.

Special Guest, Tim O'Keefe, GRF CEO was also present.

APPROVAL OF MINUTES

Virginia Oversby asked for any additions or corrections to the minutes of the Regular Meeting of January 15, 2016 and the Special Meeting of February 5, 2016. With no edits requested, the Minutes were approved as presented.

MEMBERS FORUM

Five members of the Mutual made presentations to the Board and assembled group expressing concern for the fate of the Redwood trees located in the courtyard of 1221 Avenida Sevilla.

After the presentations, the Board assured that assembled group that no action regarding the trees will be taken outside of an open Board meeting. Further, Bill Martin, Chairman of the Landscape Committee, committed to holding a special landscape meeting in order for residents to express their opinions about the fate of the trees and for attendees to get more information about the trees.

PRESIDENT'S REPORT

Ted Todd reported that a legal seminar will take place on April 12 for all Mutual Directors.

It was strongly suggested that bird baths be drained on at least a weekly basis in order to prevent mosquito breeding.

Caregivers should be made aware of Mutual rules.

A sewer over-flow occurred in one Mutual that caused extensive damage and costs. Todd asked everyone to be mindful for signs of sewer problems.

The Mutual Liaison Committee is revising its charter.

Earth Day activities will take place on Friday, April 15 in the Fireside Room and on Peacock Plaza.

New Fifth Mutual members are Mr. & Mrs. Candell and Mr. & Mrs. Chow.

VICE PRESIDENT'S REPORT

No report was given.

SECRETARY'S REPORT

Preparation for the Annual Meeting: The Annual Meeting will take place on June 17, 2016. A notice of meeting will be sent out to the membership after an announcement soliciting candidates is published in the Rossmoor News. Two terms will expire at this meeting. Nominations are due to the Mutuals' Board Office no later than April 29.

TREASURER'S REPORT

Virginia Oversby presented the Treasurer's report. Fund balances as of February 29 are the following:

Operating Fund:	\$9,874
Reserve Fund:	\$113,167

COMMITTEE REPORTS

Landscape – Bill Martin

Bill Martin introduced the Fifth Walnut Creek Mutual Landscape Supervisor, Steve Ormond, ISA Certified Arborist.

Ormond was heartened by the fact that so many Fifth Mutual members are concerned for the Redwood trees in question.

He presented the pros and cons of the Redwood trees: They are beautiful and add to the aesthetic of the area. However, the roots can become problematic.

The roots of these Redwood trees can cause extensive damage to the sewer system, the building foundation, and elevator shaft. Ormond recommended, with regret, that the trees be removed. Almost all of the courtyards that have a similar set-up in Rossmoor have had the Redwoods removed in prior years because of damage that was caused.

Redwoods do not have a tap root, so the root structure goes broad. There are other varieties of trees that could be planted in this area that would be safer for the building foundation, sewer system, and elevator shaft.

Root barriers were discussed, but these barriers need to be installed prior to the establishment of the root array.

Building Maintenance –Mr. West

Rick West reported on the following:

1255 AS: A window was discovered to be leaking. AMAC is going to investigate this matter.

1221 AS: The repair for the alteration skylight that is leaking will be billed directly to the owner's insurer.

1221 Downspouts: Five Star will paint these downspouts free of charge.

Clogged gutters and downspouts: Residents should report clogged downspouts by contacting the Work Order Desk at workorder@rossmoor.com.

Rick West responded to Board questions.

Reserve Study – Ms. Oversby

Virginia Oversby supplied an update of the Fifth Mutual Reserve Study. The Board had previously decided to eliminate asphalt seal coating from the Study and just increase the frequency of re-asphalting.

Oversby discussed the details of some changes that will be made to the Reserve Study to better reflect the condition of the Mutual's assets and the need to rehabilitate them.

Budget and Finance – Ms. Oversby

No further report was given.

Alterations – Mr. Todd

No report was given.

Emergency Preparedness –Mr. Shields

Residents were encouraged to turn in their Emergency Information Forms.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss.

ANNOUNCEMENTS

The next regular meeting will take place on Friday, May 27, 2016, beginning at 1 p.m. in the Gateway Board Room.

ADJOURNMENT

With no further business, the meeting was adjourned at 12:08 p.m.



Sharon Fees, Assistant Secretary
Fifth Walnut Creek Mutual

