

FIFTH WALNUT CREEK MUTUAL
MINUTES
REGULAR MEETING OF THE BOARD
Friday, July 18, 2014 at 11:00 AM
Board Room, Gateway Complex
1001 Golden Rain Rd., Walnut Creek, CA 94595

OPENING

Mr. Fasanella opened the meeting at 11:00 a.m. Other Board Directors also present were:

Ted Todd	Vice President
Virginia Oversby	Secretary/Treasurer

Six additional Mutual members were present.

Staff was represented by Director of Mutual Operations, Paul Donner and Administrative Secretary, Sharon Fees.

APPROVAL OF MINUTES

Virginia Oversby asked for any additions or corrections to the minutes of the Regular Meeting of May 16, 2014, the Annual Meeting of June 20, 2014, and the Organizational Meeting of June 20, 2014. Sharon Fees was asked to correct the times on the Organizational Minutes. With no further changes requested, all three sets of Minutes were approved.

MEMBERS FORUM

No presentations were made.

PRESIDENT'S REPORT

No report was given.

VICE PRESIDENT'S REPORT

No report was given.

SECRETARY'S REPORT

No report was given.

TREASURER'S REPORT

Virginia Oversby presented the Treasurer's report, year to date as of June 30, 2014.

The current Operating Fund balance is \$9,114 and the current Reserve Fund balance is \$133,986.

COMMITTEE REPORTS

Landscape – Mr. Martin

Bill Martin reported that the new landscape vendor, Terra, began work and thus far the Committee is pleased with their customer service and work. All work requests should go through Mr. Martin who will then contact MOD to have the requests expedited to Terra.

The annual MOD multi-day work project will take place in the Mutual on October 8, 9, and 10.

Building Maintenance – Mr. Donner for Mr. West

Painting of iron railing: Pacific Trim has completed project.

1209 AS 1A - The homeowner of the address is responsible for a payment of \$5,261.30 to the Mutual for reimbursement on repairs to the garage door damaged by the owner. MOD has received a check from the Insurance Company for the amount of \$4507.98. This was put back into Mutual funds.

1221 AS - Downspout diverging scheduled for week of July 18. It was decided that a list of all gutter issues should be compiled prior to the September 19 Board Meeting in order to present it to MOD.

MOD has scheduled the week of July 18 to inspect all elevator roofs for possible issues. A delay in this project has occurred because the lift needed for access was booked for other projects.

Paul Donner responded to Board questions.

Reserve Study – Ms. Oversby

Virginia reported on the most recent updates to the Helsing Report.

Oversby responded to Board questions.

Virginia Oversby moved and Tony Fasanella seconded that the Board authorize Ms. Oversby to deliver the most recent set of corrections and changes to Chris Preminger and that a new revision of the Study be prepared by no later than September 1. The motion passed unanimously.

Virginia Oversby moved and Tony Fasanella seconded to accept Helsing's proposal to service the Reserve Study for Fifth Walnut Creek Mutual for 2015, 2016, and 2017 at a cost of \$1,837. The motion passed unanimously.

Budget and Finance – Ms. Oversby

No further report was given.

Alterations – Mr. Fasanella

A homeowner had asked the Board of Directors to consider amending current policy to allow for hard-surfaced flooring in upper floor units. The homeowner believes that this should not be a problem because it is understood that now there exists products that can meet the iic (impact insulation class) that meets that of carpet with padding underlayment.

Much discussion ensued. Virginia Oversby will do research with the homeowner on this project. This item will be on a future board meeting agenda.

Emergency Preparedness – Mr. Fasanella and Mr. Shields

Steve Shields and Tony Fasanella met with Ellen Dietchy who is very involved with emergency preparedness in Rossmoor. She is helping them set up the Emergency Preparedness program for Fifth Mutual.

ANNOUNCEMENTS

The next regular meeting of the board will take place on Friday, September 19, 2014 beginning at 11 a.m. in the Gateway Board Room.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:51 a.m.



Sharon Fees, Assistant Secretary
Fifth Walnut Creek Mutual

