

MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, OCTOBER 28, 2014 AT 9:30 A.M.
DONNER ROOM, EVENT CENTER, WALNUT CREEK

President Charles Coburn called to order a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL SIXTY-FIVE at 9:30 a.m. on Tuesday, October 28, 2014, in the Donner Room at the Event Center, 1021 Stanley Dollar Drive, Walnut Creek, California.

PRESENT: Charles (Chuck) Coburn, President
Richard (Dick) Walsh, First Vice President
Tom Harrick, Second Vice President
Durwin Shepson, Secretary

EXCUSED: Ruth Reeves, Treasurer

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Anne Paone, Administrative Secretary.

There were also 16 residents present.

APPROVAL OF MINUTES

Mr. Walsh moved to approve the minutes of the regular Board meeting of July 22, 2014 as written and reviewed. Mr. Shepson seconded and the motion carried without dissent.

PRESIDENT'S REPORT

- President Coburn reported that there are two new residents in the Mutual.
- He reported that during the Presidents' Forum golf cart registration, Rossmoor-wide, was discussed and is being studied. A \$5 fee is being considered to register your golf cart.

FIRST VICE PRESIDENT'S REPORT

Mr. Walsh reported that there are copies on the table with a list of residents in the Mutual.

SECOND VICE PRESIDENT'S REPORT

He will give a report under New Business.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

No report.

FISCAL REPORT

Mr. Donner reported that through September 30th the ending balance in the operating fund is \$11,919 and \$171,848 in the reserves fund for a total of \$183,767.

The Mutual is \$1,708 under budget due to utilities. The Mutual is fine for the year.

MANAGER'S REPORT – Paul Donner and Rick West

Mr. West reported that there was an emergency mainline break between 1801 and 1805 Wales on September 11. A gate valve was installed to make it possible to isolate the break and not have to turn the water off for the entire building.

EMERGENCY PREPAREDNESS

Ms. Holland reported that last month this was a get together on Comstock for Map Your Neighborhood. This program helps residents to understand what to do in an emergency. She would like to have a drill for the entries. It would be a practice session to prepare for checking of any gas leaks or to note any residents that are missing.

Ms. Holland will send out a notice for a meeting after the first of the year.

BUILDING MAINTENANCE COMMITTEE REPORT – Durwin Shepson

No report.

SOCIAL COMMITTEE REPORT – Pamela Walsh

Ms. Walsh reported that the BBQ was very successful. Invitations will be sent out for the December event.

LANDSCAPE COMMITTEE REPORT – Ernie Glaser and Rich Perona

Mr. Perona reported the following:

LAWN MAINTENANCE: Lawns will be fertilized in early November with Turf Supreme, a balanced fertilizer. Lawns will be mowed at necessary during the winter months.

Irrigation controllers are operational, systems will be checked on a monthly basis.

ENTRY MAINTENANCE: Entry maintenance crews are on monthly schedules: weed control, pruning of shrubs and groundcovers.

Annual color beds are being replanted with winter annuals, 'English Primrose'.

TREE MAINTENANCE: Scheduled pruning was completed. We will be in the mutual again later to check for roof and building clearance.

LANDSCAPE REHAB: The MOD landscape crew is scheduled to complete a few small projects

in November.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mr. Coburn discussed the Comcast offer to provide a high-speed internet service to all of the Mutuals. Everyone in the Mutual would have to pay, even if they were not interested in using the internet.

Mr. Harrick reported that only two Mutuals are participating and they are satisfied with the service. Mutual 65 originally said no in 2012, but may reconsider. Alternative providers were discussed such as AT&T, which is U-Verse internet. AT&T is available to any individual. After some discussion, the Board declined to accept the Comcast offer because of the stipulation that the entire Mutual must participate.

Mr. Donner reported that the Board meets with MOD to review the draft budget. They look at the actual expenses from 2013 and the numbers from June and July of 2014. They also look at the 2015 contracts. He reviewed the 2015 budget with the residents. Mr. Coburn then called for a motion.

Mr. Walsh motioned to approve the 2015 budget as presented with a \$17 increase per unit per month. Mr. Harrick seconded and the motion carried without dissent.

The letter from Walters & Kondrasheff was discussed. Mr. Coburn called for a motion.

Mr. Walsh motioned to approve the proposal from Walters & Kondrasheff for the audit and taxes in the amount of \$3,142.

RESIDENTS' FORUM

A resident reported that the holiday street lights will go up on the poles after Thanksgiving.

ADJOURNMENT

The next meeting will be the regular Board Meeting on Tuesday, January 20, 2015 at 9:30 a.m. in the Donner Room at the Event Center.

Having no further business, the meeting adjourned at 10:45 a.m.

/s/

Anne Paone, Assistant Secretary
Walnut Creek Mutual Sixty-Five