

MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 22, 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, January 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
Dick Harrick, Second Vice President
Ruth Reeves, Treasurer
Durwin Shepson, Secretary

EXCUSED: None

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

There were also 18 residents present.

APPROVAL OF MINUTES

None to approve

PRESIDENT'S REPORT

- President Coburn reported that there are two new residents in the Mutual.
- There is a new trash company-Republic Services. The recycle bin will now be blue and the trash bin will be grey.
- The fire department would still like residents to provide them with any codes to residents' lockboxes. This will be very helpful if there is an emergency.
- The new mailboxes have been installed. They are very tight and hard to close by design. They should loosen up slightly after some use.
- Mr. Coburn thanked Pamela Walsh for putting together the picnic.

- It was discussed at the Presidents' Forum that non-residents are signing up for excursions. This places actual residents on a wait-list. Many Clubs have the same issue. The Recreation Department is addressing this matter. It may be that proper identification will always be necessary.

FIRST VICE PRESIDENT'S REPORT

No report

SECOND VICE PRESIDENT'S REPORT

Mr. Walsh reported that about a month ago there was an informal meeting for people interested in expanding involvement with Comcast. No representative from Comcast was present. There was a spokesperson from another Mutual that is very happy with them. He talked about the savings and encouraged members to pursue packages with Comcast. Mr. Walsh made some calls and found out that there were some affordable packages. Tony Grafals communicated to Mr. Walsh that GRF has been in contact with Comcast about re-opening the offer for additional services. At the present, there isn't a firm offer. Mr. Grafals informed Comcast that he will need a written offer with terms and pricing for the GRF Board to consider and share with the Mutuels. It has not been received as of yet. Mr. Walsh advised this is not a dead issue and Comcast has to be the initiator of any offer or offers. There are many choices available.

Mr. Coburn asked if there were other providers to consider. Mr. Donner advised that he heard the lines in the street belong to Comcast. It would be a huge process to tear up the streets for a new provider to install their lines. Homeowners could forego a contract with Comcast and consider another deal with a different provider.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Ms. Reeves reported that the ending balance in the operating fund is \$19,259 and \$154,745 in the reserves fund for a total of \$174,004.

Mr. Donner reported that the increase from EBMUD was factored in for this July and last.

MANAGER'S REPORT – Paul Donner and Rick West

Mr. Donner reported that EBMUD will have two Water Conservation Fairs in August. They will have representatives from EBMUD's Water Conservation Department give a presentation on conservation. They will answer residents' questions. Following the

presentation, they will have water conservation kits to provide to members. They will include a low-flow shower head, a toilet tank kit to reduce volume of water and tablets to detect leaks in the tank. They were asked to bring 1,500 kits.

At the Presidents' Forum, EBMUD will talk about their situation vs. everyone else in the area. EBMUD planned very well for the worst case scenario. They opened a pumping station in Freeport and have the rights to that water and can pump water to fill their reservoirs.

Mr. Donner reported that there are no mandatory water reductions. EBMUD asks for a voluntary 10% reduction.

Mr. West reported that 44 mail boxes were replaced. Seven of the posts were re-stained. MIRT Painting has been scheduling with the residents to repaint the blue doors.

Mr. West met with the Board and sent in a revised edition of the Reserve Study, but has not received it back yet.

Mr. Coburn reported that there will not be too many changes and not much increase in the payments for the reserves.

Mr. West also mentioned that in August of 2013, the water meters were inspected on Comstock and Castleberry. The only ones that need to be looked at again are on Wales. They will meet with each resident and have them shut off everything so they can check each meter. Everything else is fine with no leaks.

EMERGENCY PREPAREDNESS

Ms. Holland reported that the Mutual purchased the whistles for the membership. She also spoke about the importance of having a timer on a rope. With this, you may walk around and it will alert you when your cooking is done or to anything else that you may have on that needs to be turned off. Ms. Holland reminded the membership to keep sturdy shoes by your bed, keep a flashlight and some water nearby.

BUILDING MAINTENANCE COMMITTEE REPORT – Durwin Shepson

Mr. Shepson reported that the last two doors were painted yesterday. Everything is completed.

SOCIAL COMMITTEE REPORT – Pamela Walsh

Mr. Walsh spoke on behalf of Pamela. The BBQ was a success. Forty-one people attended. Ms. Walsh wanted to thank the committee for their hard work.

LANDSCAPE COMMITTEE REPORT – Ernie Glaser and Rich Perona

No report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None

RESIDENTS' FORUM

A resident shared a concern about how to get rid of electronics. It was suggested that they could call Curbside Services and it can be picked up at their door. A BBQ can go to the Recycling Center because it is metal. It cannot have the propane tank with it. A leak on Tice Creek by Wales and Castleberry was reported. Mr. West said he will check.

ADJOURNMENT

The next meeting will be the Annual Membership Meeting on Tuesday, October 28, 2014 at 9:30 a.m. in the Donner Room at the Event Center.

Having no further business, the meeting adjourned at 10:15 a.m.

/s/

Durwin Shepson, Secretary
Walnut Creek Mutual Sixty-Five