

## Walnut Creek Mutual 68 (Eagle Ridge)

**Mission Statement:** The mission of the Board of Mutual 68 is to preserve and enhance the buildings, common areas and other property of the Mutual by upholding our Covenants, Conditions and Restrictions (CC&R's) and Policies. The Board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all residents.

### Regular Meeting—Board of Directors

**Monday, January 27, 1:00PM**

Creekside Club Room, Walnut Creek, CA

Contact Info: [M68Board@Rossmoor.com](mailto:M68Board@Rossmoor.com)

Board Info Packet (Resident's Version) available at [www.m68eagleridge.com](http://www.m68eagleridge.com)

Dwight Walker, President (absent)

Gail Todoroff, Vice President

Bob Grotz, Secretary

Susan K. Fisher, Treasurer

Lew Armistead

1. **Welcome**—MOD Representatives and Other Guests (Rebecca Pollon will be available for board meetings, as necessary)
2. **Approval of Minutes**—
  - Regular Board Meeting: December 2, 2019
  - Executive Session: December 2, 2019
  - Special Board Meeting: December 10, 2019
3. **Announcements:**
  - Next Board Meeting: March 23, 1PM, Creekside Club Room (Interim board meeting, if necessary)
4. **Residents' Open Forum:** Each resident may address the board for up to 3 minutes
  - Disaster Preparedness Group—Ralph Athenian
    - Emergency generators
    - Storage of hazardous materials
5. **3101/3103 Grey Eagle Drive Project Update—Steven O'Connor, ESR**
  - Timeline for completion
  - Wrought iron fence change order for \$19,095 approved 12/10/19
  - Sewer disconnect change order for \$7,097 approved 12/10/19
6. **Adoption of New Voting and Election Rules (Attachment)**
  - Effective 1/1/2010 a new provision of Davis-Stirling Act requires additional information in election rules. This will affect M68 elections for board in May.
  - Proposed rule changes were distributed to owners on December 11 and can be acted on at this meeting.

7. **Treasurer and Finance Committee Reports**— Susan Fisher, Treasurer and Alan Lindquist, Chair
  - Review of December financial statements
  - Motion to certify compliance with Civil Code 5500, review of financial statements by two board members.
  - 2020 Property Insurance update
  - Recommendation on loan from Reserve Funds to Operating Funds in order to pay annual insurance premium in January to be repaid within the calendar year.
  - Earthquake Insurance considerations
  
8. **Building Committee Report**—Bob Grotz, Board Liaison and Rick West, MOD Manager
  - Update on mailbox replacement project
  - Solar Attic Fan replacement project
  - Lattice shields and air conditioner unit camouflage
  
9. **Landscape Committee Report**— Gail Todoroff, Board Liaison; Barbara Blum, Chair; and Rebeca Pollon, MOD Landscape Manager
  - Status of landscape design for expanded Sunset Park
  - Recommendation for landscape designer--back and common areas
  - Status of Mutual tree trimming within 30 ft and GRF tree trimming within 100 ft Defensible Space
  - BrightView contractual commitment to electric blowers/mowers in 2019
  - BrightView proposal for 3-year tree care plan
  - Update on Tree Removal Project (unhealthy, thinning, threatening infrastructure, etc)
  
10. **Community Information Committee Update**—Lew Armistead, Board Liaison
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  - There are currently 30 owners who could use your help to register.
  
11. **Social Committee Report**—Lew Armistead, Board Liaison
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12. **Unfinished Business**
  - Owner Acknowledgement of MOD Billable Work
  - Organic Recycling—postponed until early 2020
  - Urban Forest trimming/thinning beyond 100 ft Defensible Space
  - Status of Diablo FireSafe grant
  
13. **Adjournment**
  
14. **Executive Session**—if necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies or foreclosures.