

Walnut Creek Mutual 68 (Eagle Ridge)

REGULAR MEETING OF THE BOARD
MONDAY, JANUARY 27, 2020 AT 1:00 P.M.
CLUB ROOM CREEKSIDE
1010 STANLEY DOLLAR DR., WALNUT CREEK CA 94595

Call to Order

President Dwight Walker called the meeting to order at 1:00 P.M.

Roll Call

Directors Present:

: Dwight Walker, President
Gail Todoroff, Vice President
Susan K.Fisher, Treasurer
Bob Grotz, Secretary
Lew Armistead

The Mutual Operations Division was represented by Paul Donner, Mutual Operations Director, Rick West, Building Maintenance Manager, and Rebecca Pollon, Landscape Manager.

President Walker welcomed the membership, staff, and thanked everyone for their attendance.

Approval of Meeting Minutes

President Walker asked if there were any additions or corrections to the following minutes:

- Regular Board Meeting: December 2, 2019
- Executive Session: December 2, 2019
- Special Board Meeting: December 10, 2019

The minutes to the aforementioned meetings were approved with a motion.

Moved, Seconded, Carried 5-0

Announcements:

The next Board Meeting will be March 23, 1PM, Creekside Club. (Interim meeting, if necessary)

Residents' Open Forum

Ralph Anthenian submitted two documents for the Board's consideration, the first recommended allowing emergency generators only for critical needs such as CPAP, ESRD, Oxygen deprivation, etc. The second document covered the rules for maintaining hazardous materials, e.g., gasoline or propane. A motion was made that the Board draft written policies for discussion at the next Board meeting on the use of emergency generators and storage of hazardous materials

Moved, Seconded, Carried 5-0.

Any new policies or amendments require a reading at a Board meeting and a 30-day period for comments by residents before adoption by the the Board.

3101/3103 Grey Eagle Drive Project Update

Steven O'Connor, ESR, reported that a 10-foot section of the slide plane was 35 feet deep rather than the predicted 25 feet. This necessitates digging deeper, installing lengthier steel beams, etc. The additional work will also require approval from the City of Walnut Creek as well as the insurance company.

Steve also said the sewer line will be disconnected next week at a previously approved cost of \$7,097. The 100 feet of wrought iron fence has been purchased for the previously approved cost of \$19,095. According to Steve, the entire project will be completed (including the fence) by the end of February.

Adoption of New Voting and Election Rules

A motion was made to adopt the new election rules of Davis-Stirling Act, effective as of 1/1/2020, rules that were distributed to the owners on December 11. The motion include changing the effective date from December 31, 2019 to January 1, 2020.

Moved, Seconded, Carried 5-0

Nominating Committee

Gail Todoroff and Dwight Walker informed the committee they will not be running for reelection to the board this May. Interested candidates should contact any member of the Nominating Committee: Barbara Blum, Brant Free or Dwight Walker.

Treasurer and Finance Committee Reports

Susan Fisher reviewed the November financial statements, pointing out the Mutual has adequate funds on hand and that there is compliance with a review by two Board members. A motion was made to certify compliance with Civil Code 5500.

Moved, Seconded, Carried 5-0

In regard to property insurance for 2020, GRF looked into many insurance companies but found the best that could be done was a 49% premium increase versus an increase of 15% in the budget and in the coupon. The result of this is a predicted shortfall from budget of roughly \$38,000 for 2020. The Finance Committee recommended funding this shortfall with current operating funds, with the exception that additional cash is needed in January when the annual premium of \$292,000 is due. A motion was made for the Operating Fund to borrow \$135,000 from the Reserve Fund, with the stipulation that the \$135,000 be paid back within the calendar year.

Moved, Seconded, Carried 5-0.

Regarding earthquake insurance, the Finance Committee recommended the Mutual not take out an umbrella earthquake policy, but rather the Board should educate and encourage the residents to get an individual earthquake policy through their insurance agent with California Earthquake Authority or a similar company. A motion was made to accept this recommendation.

Moved, Seconded, Carried 5-0

Susan provided the results of an extensive study of our water usage by Robin Howard, showing our landscape water usage has decreased significantly over 8 years. The study also pinpointed

buildings that had statistically high-water usage over 5 years. This data will be used to identify water leakage.

Building Committee Report

Rick West reported 214 mailboxes had been replaced. Another 18 new mailboxes were defective, leaving about 20 mailboxes to do. Rick also said that fabrication would begin in March lattice shields for 4 utility boxes approved at the last Board meeting. MOD will also be fabricating one AC lattice shield for the Building Committee to review. Finally, Rick said the second gutter cleaning would be completed between Feb. 3 and February 28.

A proposal to replace rodent damaged ductwork at 3131 Grey Eagle at a cost of \$1,300 was signed off by Dwight Walker.

Bob Grotz reported the Building Committee couldn't reach agreement on how to deal with owners who left their units vacant for lengthy periods of time. A resident reported that part of the Securitas resident form allowed a resident to identify a person other than the owner who had a key to the unit. Bob agreed to look into this.

Bob said the upper units of the 4-plex buildings were originally built with outside stair railings some residents found insufficient. The railing on the building side didn't extend far enough down, while the railing on the other side didn't cover the upper part of the stairs. Many residents have had these railings extended at their own cost. Bob invited owners who might be interested in getting a group rate to notify him by email or phone. He would collect the names as well as supply the names of some residents who have already had this work done.

Landscape Committee Report

Barbara Blum reported the designer for the extended Sunset Park has visited the site but will wait for the ongoing hillside project completion and grading before finalizing a design.

After collecting bids from three landscape firms and interviewing representatives from two of the firms, the Landscape Committee recommended Ripley Design Group to design a landscape plan for back-of-building and common areas. The design process will take several months and include meetings where residents can give feedback. The goal is to complete the rehabilitation of back and common areas by the end of the year. A motion was made to approve the Ripley contract with a cost not to exceed \$18,000.

Moved, Seconded, Carried 5-0

Rebecca Pollon reported that some electric mowers and blowers are in use by BrightView as stipulated in the maintenance contract. A three-year tree care plan has been received from BrightView and this will greatly assist in anticipating maintenance timing and costs. Rebecca also reported the defensible space tree limbing by Waraner should be completed in the next two weeks.

Community Information Committee Update

Lew Armistead said the Eaglet would be published once a month in the future, except as necessary to keep residents well informed. Lew asked anyone interested in helping write the Eaglet to contact him.

Lew recommended residents take advantage of the many useful features of the website, such as the member directory and message board. Lew reported Casey Dixon's 2019 statistics: 21 new residents moved into 12 units. A refreshed, welcoming packet is being developed highlighting the vast amount of information on the website available to all registered residents.

Social Committee Report

Lew reminded everyone the Spring Brunch will take place on Saturday, May 2. Lew also made a call for new Social Committee members who are willing to work, because that's what it takes to put on a successful event. Interest resident should contact Robin Minor or Deanne Gilbert.

Unfinished Business

Susan Fisher reported that organic recycling could be initiated in Eagle Ridge for at least the residents of the 4-plexes. The plan would use one of the utility closets to hold the organic recycling container. This closet would be made rodent-proof. A volunteer would be needed in each building to put the can out of collection days. Susan will be working with MOD to determine when Republic will be ready to launch this program in Eagle Ridge.

Rebecca Pollon reported a number of mutuals have received their Diablo FireSafe Grant checks, but Mutual 68 has not as of yet. She will keep us posted.

Adjournment

President Walker adjourned the meeting at 2:50 P.M.