

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 25, 2016 1:00 P.M.
CLUB ROOM, CREEKSIDE CLUBHOUSE
1010 STANLEY DOLLAR DR., WALNUT CREEK, CA 94595

President Barbara Blum convened the Regular Meeting of the Board of Directors of Walnut Creek Mutual Sixty-Eight at 1:00 p.m. on Monday, January 25, 2016 in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

ROLL CALL

PRESENT:	Barbara Blum	President
	Bill Dorband	Secretary
	Larry Cahn	Director
	Diane Mader	Vice President
EXCUSED:	Tim Christoffersen	Treasurer

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director and Rick West Building Maintenance Manager; and Sharon Fees, Board Services Coordinator

Thirty-eight additional Mutual members were present.

Barbara Blum welcomed Board Directors, staff, and the other Mutual members. She thanked everyone for their attendance.

APPROVAL OF MINUTES

Barbara Blum asked if there were any additions or corrections to the following minutes:

Regular Meeting of the Board – October 26, 2015

Regular Meeting of the Board – November 23, 2015

The minutes were considered approved allowing for any edits that Board Directors may have after thorough review.

ANNOUNCEMENTS

Blum announced that the next regular meeting of the Board will take place beginning at 1:00 p.m. on Monday, February 22, 2016, in the Gateway Board Room.

FINANCIAL REPORT Larry Cahn for Tim Christoffersen

Monthly Revenues for December 2015 are shown at \$170,375 and Monthly Expenses are shown as \$257,956. A monthly deficiency of \$87,319 is also shown.

For Fiscal Year 2015 there were two major areas of negative impact in the Operating Budget. These include Carpentry, Roofing, & Paint (negative variance of \$46,893) and Total Professional Service (negative variance of \$29,149). Both of these categories have had increased built into them for the 2016 budget.

The Reserve Fund ended 2015 with a negative variance of \$102,756. With the increase of monthly fees scheduled for 2016, no negative impacts on the Reserve Fund are anticipated.

As of December 31, 2015, it was reported that three homeowners were past due on their monthly assessments.

Diane Mader moved and Larry Cahn seconded to transfer \$40,000 from Reserves to Operating, to be re-paid within 12 months, in order to meet the pre-paid insurance obligation. The motion passed unanimously.

BUILDING MAINTENANCE -- Rick West

606 RW Retaining Wall: The City of Walnut Creek is finalizing the permit. It has taken longer than anticipated because, after inspection, the City required the Mutual to have the supports go into the bedrock by an additional 3 feet and to use thicker gauged re-bar.

Phase I Painting project: MOD is currently performing carpentry dry rot repairs in preparation for Phase I painting. The painting project will take place in three phases with the phases being addressed in three consecutive years, 2016, 2017, and 2018.

Rick West is working on the scope of work and color palettes are being finalized for bid preparation.

Deck and stairwell inspections: A&R Construction is conducting inspections of all decks and stairwells for dry rot and water intrusion issues. The cost is \$55 per hour of work performed and it is estimated that each inspection will take approximately 20 – 30 minutes each. An amount of not to exceed \$2,000 was previously approved by the Board. Notices for making appointments are being sent to residents, but it has been difficult to schedule appointments as many residents are busy during the holiday season.

Inspection results will be made available to the membership once written reports are submitted by the contractor.

In areas where problems are found, Rick West will obtain three competitive bids for the work to be done.

Follow-up Items:

3144 GE : Landing replacement has been completed by AMAC.

Overflow Protection Devices: Davis Plumbing has completed the installation of secondary pop-up valves in Phase I of this project.

559 GE Balcony Repairs: Toupin completed the repairs on this balcony.

Minor dry rot repairs: It has been determined that unless a safety hazard is present, minor dry rot repairs will take place during the previously scheduled painting phases.

Our friends, the Woodpeckers: The Pest Control Department will spray areas where new woodpecker activity is evidenced. This will be done as weather permits.

West fielded board director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

Golf Cart Registration

There will be research done on how to require golf cart registration valley-wide in order to have know who the owners of the carts are. There will be a fee to register the cart. From time to time, carts are parked in inappropriate places and there is no way now to know to whom they belong.

PG&E Update

The plans by PG&E to clean-up from their re-conductoring project will be published in the Rossmoor News. There are orange fences, the end of Shadowhawk re-landscaping, drainage issues, and other unfinished aspects to their project yet to complete.

Insurance

Arthur J. Gallagher Insurance Brokers explained some aspects of the GRF Insurance policy which covers all GRF amenities and the Mutuals (not the interiors of the units). The premium in 2015 was \$396/unit and for 2016 is \$387...a reduction of -2.5%. Some issues which were discussed are that flood and landslide are covered; solar which has been added to Mutual buildings in as an approved alteration is covered, liability is, however,

the responsibility of the resident; liquor served at Mutual parties is covered; there is no coverage for earthquake as it is very expensive with high deductibles.

Legal Seminar

There will be a legal seminar for Boards of Directors sponsored by Hughes, Gill and Cochrane tentatively set for March 23rd. More information will follow when available.

Rich Perona will be retire from Golden Rain Foundation on May 6, 2016.

REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE -- Jack Cassidy, Chair,

Jack Cassidy reported that the Committee is investigating smoke detector options for the Mutual to promote to its residents.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

No report was given.

EMERGENCY PREPAREDNESS -- Brant Free, Chair; Tim Christoffersen, Liaison

Brant Free reported that Trisha Segal and Bill Racimora recently joined Eagle Ridge's emergency coordinator team. Free also reported that long-time volunteer Bill Needham passed away at the end of December.

When Free learns of new residents moving into the Mutual, he pays them a visit to introduce them to Mutual 68's emergency preparedness efforts and to request that they fill out and return the Mutual 68 Emergency Information Sheet.

LANDSCAPE -- Barbara Blum, Chair; Tim Christoffersen, Liaison

Barbara Blum reminded residents to contact MOD with any landscape issues.

SOCIAL – Wendy Dorband/Elaine Harris; Larry Cahn, Liaison

Wendy Dorband reported on behalf of the Committee.

The holiday party had 140 attending the event. Saturday, April 30, will be the annual Spring Brunch held in the Fireside Room at Gateway. The Summer Picnic will be held at Peacock Plaza on August 8. Invitations for these events will be distributed closer to the event dates.

Dorband encouraged residents to volunteer and to offer their ideas for the Mutual's social events.

HOLIDAY DECOR -- Mike Casey, Chair; Diane Mader, Liaison

No report was given.

DATA BASE -- Jo Jones, Chair; Vickie Hipkiss, Co-Chair

No report was given.

NOMINATING

Upon request, Diane Mader volunteered to chair the Nominating Committee for this year.

NEW BUSINESS

Inspection of hillsides: The Board discussed as to whether all of the hillsides should be inspected by a soils engineer.

RESIDENTS FORUM

No presentations were made.

UNFINISHED BUSINESS

COLOR PALETTE -- Mary Hufford, Chair

Mary Hufford reported that there are currently seven color palettes and that the Committee wishes to reduce the number of palettes down to five for the next painting cycle that will begin in 2016.

Hufford presented the color palettes being considered to the assembled group.

Ivy Reite of Kelly Moore Paints assisted Hufford with the presentation to explain current trends and answer Director questions.

ADJOURNMENT

With no further business to discuss, the January 25, 2016 Mutual 68 board meeting adjourned at 2:40 p.m.



Sharon Fees, Assistant Secretary