

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JANUARY 26, 2015 1:00 P.M.  
BOARD ROOM, GATEWAY COMPLEX  
1001 GOLDEN RAIN RD., 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 26, 2015 in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

<u>ROLL CALL</u>	PRESENT:	Barbara Blum Diane Mader Jim Hartnett Mary Hufford	President Vice President Treasurer Secretary
	EXCUSED:	Tim Christoffersen	Director

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

Four 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:

Annual Members Budget Meeting -- October 27, 2014  
Regular Meeting of the Board -- November 24, 2014

With no additions or corrections requested, the minutes to both the Annual Members Budget Meeting of October 27, 2014 and the Regular Meeting of the Board of November 24, 2014 stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, February 23, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

### RESIDENTS' FORUM

Barry Baskin, 2996 Saklan Indian Dr.: Mr. Baskin requested that he be allowed to install hard-surfaced flooring in his upper-level condo in areas throughout his condo not permitted by the policies and CCRs based on his proposal that the underlayment he would utilize with the hard-surfaced flooring installation would provide sound-proofing equal to that of standard carpeting.

After considerable deliberation, Larry Cahn moved and Diane Mader seconded that the areas indicated in pink (the kitchen, hallway, laundry and bath) on Exhibit A provided by Mr. Baskin be approved for hard-surfaced flooring with Eternity SG underlayment subject to all necessary permits and applications. This approval does not violate current Mutual 68 CCRs and Policies. The motion passed unanimously.

The remainder of Mr. Baskin's request will be reviewed in Executive Session.

### FINANCIAL REPORT

Tim Christoffersen previously distributed the January Treasurer's report, reporting on the month ending November 30, 2014.

For the month of November 2014, expenses exceeded revenue by \$5,000, which was better than budget by over \$20,000.

November 30 Fund Balances are:	Operating	\$ 70,633
	Shea	(326)
	Reserve	714,666
	Total	\$784,973

Discussion took place concerning the Helsing Group and the Mutual 68 Reserve Study. The Board requested a meeting with Roy Helsing, to be scheduled within the next two weeks, in order to have Board questions answered and concerns discussed.

### BUILDING MAINTENANCE

2922 SI Overflow Protection Devices: This is for installation of secondary overflow devices with a budget set by the Board not to exceed \$3,000. Davis Plumbing submitted an estimate of \$495 for each device installed. Stoddard Plumbing submitted a bid of \$3,000 for each device installed. The Board is interested in hiring Davis Plumbing to install the units throughout the Mutual where needed, with the understanding that the price may vary slightly depending on the architectural layout of the different styles of condominiums. A decision on this matter will take place at next month's meeting.

2838 SI Post Dry Rot: AMAC completed the rehab per the engineer's specifications. The stucco applications and final painting are in progress.

Pacific Trim Bird Proofing: 515 SO is complete. 522 - 524 HE will be worked on by MOD. MOD will install Hardy Plank board and metal trim. The estimated cost for this repair is \$7,340. There are similar Work Orders written for the following addresses:

546 HE	603 FW	3014 GE
560 HE	607 FW	3044 GE
596 HE		3023 GE

MOD Pest Control Guru John McFarland has discovered a new non-pesticide agent that creates an odor that is offensive to the woodpeckers that is supposed to deter them from approaching the buildings. He applied this formula to buildings and trees in a test area and thus far it seems to be successful in dispelling the assaulting aves.

Rick West recommends that McFarland continue with applications of the product in other areas of the Mutual.

The Board also requested that West get an estimate for the removal of all EIFS from one building.

2912 - 2914 SI: Toupin is completing the rehabilitation of the upper deck. The dry rot is a result of poor design by the original builder. West reported that the cause of the water seepage has been discovered and that this defect will be addressed in all similar units in the Mutual. West will bring a proposal to the Board next month.

2881 SI: Mark Scott Construction is completing the repairs to the garage caused by the homeowner. The homeowner's insurance, State Farm, is covering all expenses related to this repair. MOD has been involved by inspecting the work as it progresses.

2884 SI: AMAC is putting together a proposal for the replacement of the shower stall tiles that have cracked. This proposal is being submitted to the insurance company that is handling the costs of the damages to the neighboring unit, 2886, where the fire and flood took place.

Dryer Vent Improvements: MOD is fashioning a proposal for the needed dryer vent repairs identified by the Building Committee.

New Granary Poles: A bid to get more installed in the areas identified by the Building Committee has been sent out. Right now, bids are coming in at about \$11,000 per pole. After some reflection and based on the positive results of the spraying done by MOD pest control, the old granaries will be removed and the installation of new ones were placed on hold.

Repairs Scheduled: MOD is scheduling repairs for resale inspections at 607 FW, 632 SH, and 605 FW.

Dry Rot Repairs: MOD is scheduling dry rot repairs at 603 RW, 545 SO, 547 SO, 3010 GE, 3013 GE, and 2954 SI.

Proposed Projects for 2015

- 1) Carpentry: Rehabilitation as needed, budgeted for \$42,000
- 2) Deck Coating: As needed, budgeted for \$9,250
- 3) Plumbing: Installation of new overflow diverters, budgeted for \$30,000

#### REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

#### **Emergency Preparedness**

Mutual 48 has made some interesting decisions regarding their preparedness for emergencies. They have purchased bedside commodes and cabanas for privacy, toilet paper, hoses for use in getting water from hot water heaters and 4 man stretchers to carry infirm or immobile residents during disaster situations.

#### **MOD 2014 Year-end Financials**

Paul announced that the MOD year-end financials are essentially flat.

#### **TARR**

Each Mutual President has received a letter from the TARR and a copy of the DRAFT Restated Trust document. Each Mutual is charged with the responsibility of reading the document and making a decision to sign it in approval or not. No deadline has been announced as yet. Perhaps that will be decided at the next TARR committee meeting set for Friday, February 13, at 9:30. If any Mutual decides to hold a meeting on the subject, Tony Grafals and/or Mel Fredlund can be invited to attend to answer questions.

#### **Hughes and Gill Legal Seminar**

There will be a legal seminar sponsored by Hughes and Gill for all Mutual Boards of Directors. It will be held from 9 to noon tentatively on a Tuesday in April. More details at a later date.

#### **Information Technology Broadband Study**

The Broadband Group, hired by GRF to study the ways Rossmoor might decide to go with regard to technology when the Comcast contract expires in December 2016, made a lengthy presentation this morning. They will also make this presentation to the GRF Board on February 10. This presentation will be televised on Channel 28 for the whole community to view. This is a very involved subject and I will try to get you each a copy of this morning's presentation either electronically or as a hard copy. It is also a very important topic.

## REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE -- Jack Cassidy, Chair, Mary Hufford, Liaison

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

Diane reported that the next issue of TERN will be published soon.

SOCIAL COMMITTEE – Wendy Dorband/Elaine Harris, Chairs Larry Cahn, Liaison

Larry Cahn reported that the Holiday Party was a success. Everyone seemed to enjoy the nicely packaged invitations and Creekside Grill did a fine job with the dinner. It was requested that next year the Committee hire a school choir to offer some entertainment.

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

No report was given.

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

Barbara Blum stated that replanting might be put on hold because of the continuing draught conditions.

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.

## UNFINISHED BUSINESS

2936 SI Landing: The homeowner requested that the Mutual do something for the damming of water on the front landing that occurs when it rains as a result of a deck coating repair applied to the surface.

The homeowner offered that he could get a reputable contractor, someone with whom he works often, to perform a re-grade and repair of the area for \$1,000, billable to the Mutual.

After review, the Board requested that Rick West ask Kevin of Perfect Painting to return and mitigate the problem.

### NEW BUSINESS

Nominating Committee: Mary Hufford volunteered to chair the Committee.

Smoke Detectors: The Board requested Rick West to get a quote on how much it would cost to have all five hard-wired smoke detectors replaced in each household with the intent that the Mutual could help coordinate group-pricing for individual homeowners to take advantage of. West will report back to the Board.

Close of Escrow Alteration Meetings: The Board is considering initiating the procedure of requiring Close of Escrow Alteration Meetings with new homeowners. This matter will be further addressed at next month's meeting.

Alteration Request: This matter was discussed during Resident's Forum and will be further discussed in Executive Session.

### ADJOURNMENT

With no further business to discuss, the January 26, 2015 Mutual 68 board meeting recessed to Executive Session at 3:27 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Sixty-Eight