

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 27, 2014, 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 27, 2014, in the Board Room of Gateway, 1001 Golden Rain Rd., Walnut Creek, California 94595.

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

Nine 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:

Executive Session of the Board – September 3, 2013
Special Budget Meeting of the Board – October 18, 2013
Regular Meeting of the Board – November 25, 2013

With no additions or corrections requested, the minutes to these three meetings stand approved.

ANNOUNCEMENTS

Barbara Blum announced that the next board meeting will be Monday, February 24, 2014 at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

No presentations were made.

FINANCIAL REPORT

The January Treasurer's report was presented.

Actual Operating Fund revenue for the month of December was \$135,604. Expenses were \$162,339 for a monthly deficit of revenue to expenses of \$26,735.

Annual 2013 Operating Fund revenue received of \$1,633,374 was less than expenses of \$1,775,573 by \$87,199 unfavorable to a budgeted annual loss of \$28,555 by \$58,644.

The most Significant difference between actual and budgeted expenses was water usage expense being over budget by \$73,164 due to higher rates and usage.

October 31 Fund Balances are:	Operating	\$43,405
	Shea	43
	<u>Reserve</u>	<u>752,118</u>
	Total	\$795,566

The Reserve Fund's income for 2013 was \$215,832. However, expenditures totaled \$305,722, resulting in a net over-expenditure of \$89,890. This was entirely due to the necessary reconstruction and remodeling expense overruns associated with the repairs at the residences of 3101 and 3103 Grey Eagle Drive.

AD HOC TRUST REVIEW AND REVISION COMMITTEE

Committee Chairman, Alan Seder, thanked his colleagues on the Committee for their time and thoughtfulness that went into the review of the Trust Agreement and report of recommendations for the Board of Directors. It was decided to call a special meeting of the members to discuss the findings in the report.

BUILDING MAINTENANCE

Backflow Preventers: Staff is preparing a map of the Mutual with all existing secondary backflow devices. This report will be presented to the board at the next meeting.

2014 Carpentry: The budget for the work to be done on Mutual fences is \$15,000. The fences will be inspected and worked on as necessary.

Phase 4 Painting: The scheduled work for 2014 is budgeted at \$40,000. This area was last painted in 2008. The paint-cycle is ten years; therefore this work is for spot remediation.

Non-smoking signs: The signs have all been installed.

Woodpecker damage remediation: The cost to use the Synergy product at 522 High Eagle was approximately \$8,000; but it seems to be very effective. The board was amenable to authorizing the use of the product at 532 Spotted Owl and 3002 Grey Eagle; however, they want to wait a few more months before making any further commitments to remediation with Synergy to learn if the test area at 522 HE really holds up.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

- Trust Agreement Review and Revision Committee
The TARR Committee would like to hear from each Mutual with regard to its opinion on the proposed amendment change from 100% approval necessary to change the Trust to 75/75 (or some such fractional portion of the 18 Mutuals).
- Moxxy Marketing
The new Rossmoor Website creators are now proposing to recreate Mutual websites to conform to the rossmoor.com website. The costs vary according to the number of Mutuals which agree to hire Moxxy. For example, if six Mutuals sign on for the service, the costs are: \$1,066 for template design, \$3,150 for individual website design, programming, plus an additional monthly fee for hosting.
- GRF Emergency Operations Plan
Dennis Bell distributed the proposed Resident Emergency/Disaster Information sheet. This document will be inserted in an upcoming Rossmoor News issue as well as be available for each Mutual to distribute to its residents.
- Post Office Cluster Mailbox Proposal Gone
The Post Office has rescinded its offer to have Mutuals conform to a cluster mailbox distribution format.
- Water
Due to the severe drought conditions we are currently experiencing, it was suggested that Mutuals promote water conservation. It was proposed to Maureen O'Rourke that the Rossmoor News publish a table with each Mutual's water expenses listed and then have this information updated monthly in order to show if the expenses increased or decreased. This proposal was designed to raise awareness.
- Secondhand Smoke Ordinance

The Secondhand Smoking Ordinance will be in effect beginning January 29, 2014. No smoking signs must be posted as of that date.

- Orientation/training Seminar for potential Mutual Board Directors
It has been proposed by Warren Salmons and Paul Donner that such a seminar be created in order to encourage residents to become interested in serving on a Mutual Board. Staff will be working on such a project.

REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE – Jack Cassidy, Chair; Mary Hufford, Liaison

Mary Hufford noted that the next Committee meeting will be February 6. The Committee will look at how to remediate the peeling paint on the street light posts.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

Barbara Blum suggested that a summary of each board meeting could be written up and sent out on the Yahoo! Group.

SOCIAL COMMITTEE –Jim Hartnett, Liaison

Jim Hartnett reported that the next Mutual event will be the Spring Brunch on April 19.

EMERGENCY PREPAREDNESS -- Bob Heyden, Co-Chair; Earl Orum, Co-Chair; Jim Hartnett, Liaison

CERT will be holding a drill in April.

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

Barbara Blum reported that the biggest concern right now is the lack of rain.

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.

AD HOC TRUST REVIEW/REVISION -- Alan Seder, Chair Diane Mader, Liaison

This was matter was covered earlier in the meeting.

UNFINISHED BUSINESS

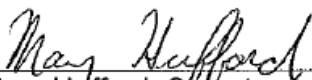
There was no unfinished business to discuss.

NEW BUSINESS

Nominating Committee: Mary Hufford volunteered to chair the committee this year. She will work with Sharon Fees on the annual meeting and election process.

ADJOURNMENT

With no further business to discuss, the January 27, 2014 Mutual Sixty-Eight board meeting adjourned at 2:25 p.m.



Mary Hufford, Secretary
Mutual Sixty-Eight