

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, OCTOBER 27, 2014 1:00 P.M.
FIRESIDE 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 1:30 p.m. on Monday, October 27, 2014, in the Fireside Room at Gateway, 1001 Golden Rain Rd., Walnut Creek, California 94595.

| | | | |
|------------------|----------|--------------------|----------------|
| <u>ROLL CALL</u> | PRESENT: | Barbara Blum | President |
| | | Diane Mader | Vice President |
| | | Tim Christoffersen | Treasurer |
| | | Mary Hufford | Secretary |
| | | Larry Cahn | Director |

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

Seven 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 – September 22, 2014
Regular Meeting of the Board – August 25, 2014
Executive Session of the Board – August 25, 2014

With no additions or corrections requested, the Minutes to the Regular Meetings of August 25 and September 22, and the Minutes to the Executive Session of August 25 stand approved.

ANNOUNCEMENTS

Blum announced that the Annual Members Budget Meeting will immediately follow this meeting at 3:00 p.m. and that the next Regular Meeting of the Board will take place on November 24, 2014, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

No presentations were made.

FINANCIAL REPORT

Tim Christoffersen presented the October Treasurer's report.

| | | |
|---------------------------------|-----------|----------------|
| September 30 Fund Balances are: | Operating | \$ 89,607 |
| | Shea | (327) |
| | Reserve | <u>755,136</u> |
| | Total | \$ 844,416 |

Year to Date revenue over expenses is \$46,203 compared to a budgeted amount of \$1,941.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

Barbara Blum presented the following:

Renewed Comcast Offer Update - Mutual 65 Board is voting tomorrow. I spent a lot of time on the phone with a Board Director explaining our situation.

Golf Cart Registration - GRF will make registration of golf carts available to owners of golf carts who reside in Mutuals **which require such registration**. The cost will be \$5 per cart. The Golf Cart database will be kept at the Mutual Board Office for Mutuals' use. It was determined by the Mutual 68 Board that it is probably unnecessary to require Mutual 68 residents to register their golf carts.

TARR - It was expressed at the October meeting of the TARR that the status of the Trust is uncertain. The committee is still in the process of discussing the Trust Attorney's responses to Mutual 1's questions about the rewritten Trust. After that discussion has concluded, the committee may take a semi-permanent hiatus as they don't seem to know how to move forward. I distributed (you have a copy) our rationale relating to the 100% approval needed to pass amendments to the Trust. Next meeting of TARR is December 12th at 9:30 in the Gateway Board Office.

MOD Financials from 3rd Quarter - Paul, using the summary of MOD's financials, explained that MOD is in fine financial shape. The cash surplus is \$104,243 which is where he and Rick are comfortable for MOD to be.

PACE - Cindy Ware, President of Mutual 8, discussed a new form of funding which relates to energy related alterations, such as: solar panels, double-pane windows, etc. You have a copy of the documents which explain this new form of funding which the

City of Walnut Creek has just recently approved. It is easy to apply for, the payments are made through your Property Tax and can be for 5 to 20 year terms.

Earthquake - Rick Chakoff will follow up on any new information about Earthquake Insurance. Perhaps the California Earthquake Authority has information about how we may be covered in the event of an earthquake. Rossmoor did have Earthquake coverage years ago until it became prohibitively expensive. It is hoped that there is new information from FEMA regarding emergency funding for damage from earthquakes for co-ops.

BUILDING MAINTENANCE

2922 SI Sewer Back-Up Protection: The Mutual is waiting on Davis Plumbing for an estimate to install a secondary beehive. This amount is not to exceed \$3,000 per Board request.

Gutter Cleaning: All Clear has completed the gutter cleaning at a cost of \$6,500.
Phase Four Building Rehabilitation: This is ongoing by MOD and is almost complete. The total cost thus far has come to \$48,762.

Bird Abatement: All Clear continues to complete work orders for bird abatement.

Front and Back Deck Concrete Drainage Maintenance: Perfect Painting is currently working on this project at a cost of \$9,800.

2886 SI Fire: Fremont Bank is working directly with AMAC for the restoration.

2938 SI post dry-rot: AMAC will perform this work once the engineer report and drawings are submitted.

532 SO and 3002 GE: Pacific Trim has completed the bird proofing at 3002 GE. 532 SO is now in progress. 515 SO is a new candidate for the Synergy application. An estimate will be presented to the Board.

2912 SI: AMAC and Toupin have submitted bids for this resale inspection project. The damage was caused by water from the rear balcony at the slider. Specialty Termite is scheduled for the termite treatment.

2881 SI: The resident drove their car into the garage door. State Farm Insurance has requested to use their own contractors to conduct repairs. MOD will conduct periodic inspections.

Rick West responded to the Board's questions and comments.

REPORTS OF STANDING COMMITTEES

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

Jack Cassidy suggested that more granaries be installed to entice the woodpeckers away from homes. The Mutual has had mild success with the granaries thus far.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

A new issue of TERN will soon be published. It will include articles about package theft at doorsteps and the Mutual 68 Yahoo! Group.

SOCIAL COMMITTEE – Wendy Dorband and Elaine Harris, Co-Chairs; Larry Cahn, Liaison

Larry Cahn presented his report. The Holiday Party will be held on December 8 at the Event Center and the price will be \$38 per person.

EMERGENCY PREPAREDNESS -- vacant

No report was given. The Board is still seeking chairman for this committee.

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

Barbara Blum reported that Brant Free has been designated as a Landscape Zone Representative. He is taking over for the outgoing volunteer.

The Mutual will continue to put new plantings on hold until some rain comes.

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

No report was given.

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

Updated directories are now available.

UNFINISHED BUSINESS

Parking Regulation Infractions: Compliance is an on-going project for the Board and the efforts thus far made have been successful.

Electric Vehicle Policy: After much discussion, a motion was made and seconded to postpone approval of the newly drafted policy until it is looked at further by the Board.

The motion passed with one dissenting vote submitted by Diane Mader and an abstention submitted by Larry Cahn.

NEW BUSINESS

Reserve Study: Barbara Blum presented questions to Paul Donner concerning the Reserve Study.

Larry Cahn made a presentation to the Board outlining why he believes the Helsing Group's use of the CPI (Consumer Price Index) to determine the inflation rate is not the best method for calculating a projected inflation rate. He urged the Board to use another formula, known as the CCI (Construction Cost Index), for preparing the Reserve Study next year.

The Board thanked Cahn for this thorough research and stated that they will review the methodology of how future inflation is calculated for the Mutual's Reserve Study and that modifications will be implemented where appropriate.

Budget Approval: A motion was made and seconded to approve the 2015 Budget as presented, thus raising it from \$705 in 2014 to \$725 in 2015. The motion passed unanimously.

Smoke Alarms: This matter will be discussed during the Annual Members Budget Meeting.

ADJOURNMENT

With no further business to discuss, the Mutual Sixty-Eight board adjourned the October 27, 2014 regular meeting at 3:00 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight