

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 24, 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, November 24, 2014, in the Board 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 Rick West, Building Maintenance Manager; and Sharon Fees, Board 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:

Regular Meeting of the Board – October 27, 2014
Executive Session of the Board – October 27, 2014

With no additions or corrections requested, the Minutes to the Regular Meeting and Executive Session of October 27, 2014 stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on January 26, 2015, beginning at 1:00 p.m. in the Gateway Board Room. As is customary each year, the December 2014 is cancelled.

RESIDENTS' FORUM

Mike Casey, 552 SO: Mr. Casey opined that since the Mutual is made up of attached condominiums, the Mutual should take it upon itself to be responsible for smoke detector maintenance and replacement. He commented that not all residents will

maintain their unit's smoke detectors in an equal manner and thus could put neighbors' health and safety in jeopardy.

FINANCIAL REPORT

Tim Christoffersen presented the November Treasurer's report.

October 31 Fund Balances are:	Operating	\$ 47,583
	Shea	(326)
	Reserve	<u>741,609</u>
	Total	\$ 788,866

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

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

The next Presidents' Forum will take place on December 1. Barbara Blum will submit a report once the meeting happens.

BUILDING MAINTENANCE

2922 SI Over flow Protection Devices: The Mutual is waiting on an estimate from Davis Plumbing. This is not to exceed board approved \$3000. This is scheduled for November 21.

Front and back Deck Concrete Drainage Maintenance: Perfect Painting completed this work at a cost of \$9,800.

2838 SI Post Dry Rot - AMAC. Destructive testing has been completed as required by the engineer. The engineer report and drawing have been submitted and AMAC has proceeded with the rebuild.

Pacific Trim 532 SO & 3002 GE Bird Proofing – 3002 GE and 532 SO have been completed. 515 SO is currently in progress.

2912 SI – Toupin is completing the resale inspection project. The damage was caused by water that seeped through the slider at the rear balcony. Specialty Termite treated the area. The additional beam dry rot found at rear deck is currently being repaired.

2881 SI Car into garage – State Farm Insurance has requested to use their own contractors to conduct the needed repairs. However, the resident wants AMAC to complete the repairs and the Mutual is currently waiting for State Farm to approve this.

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

REPORTS OF STANDING COMMITTEES

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

Jack Cassidy stated that a recommendation for woodpecker granaries is forthcoming. Earl Orum will be putting together a recommendation for which mailboxes should be re-posted.

CIC -- Vickie Hipkiss, Chair; Diane Mader, Liaison

A new issue of TERN will soon be published.

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

Larry Cahn presented his report. 130 people have already signed up for the Holiday Party.

EMERGENCY PREPAREDNESS –

Brant Free, Chair; Earl Orum, Co-Chair; Tim C., Liaison

The Board thanked Brant Free and Earl Orum for volunteering to chair this committee.

Barbara Blum thanked Bob Heyden for his years of diligent and dedicated work to the effort of Emergency Preparedness for Mutual 68.

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

Tim Christoffersen reported that Mutual irrigation water usage is down by 18 percent comparing the same time frame of 2013 to 2014.

Barbara Blum reported that now that the rainy season has started, the Mutual will start installing plants on a limited basis. The Committee will also consider hardscape options in lieu of plants in the effort to save water.

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

Christmas decorations are currently being displayed.

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

No report was given.

UNFINISHED BUSINESS

Electric Vehicle Policy: After more research and resident input, Diane Mader moved and Tim Christoffersen seconded to approve the Electric Vehicle Policy with amendments. The motion passed unanimously. The Board requested Sharon Fees to mail out the approved policy to the membership.

NEW BUSINESS

Smoke Alarms: Based on Mike Casey's comments during the Residents' Forum, the Board engaged in a lengthy discussion about the possibility of the Mutual taking full responsibility for the maintenance of the Mutual units' smoke detectors. With further consideration needed, this matter will be taken up at a future Board meeting.

Dryer Vents: Mike Casey made a presentation with photographs of the poorly designed dryer vent system that can be found on several ground-floor units. He proposed a simple and inexpensive fix. Rick West will follow-up with the matter and the Building Committee will conduct a survey of the Mutual to identify all the locations where this dryer vent design exists.

ADJOURNMENT

With no further business to discuss, the Mutual Sixty-Eight board adjourned the November 24, 2014 regular meeting at 2:24 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight