

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, MARCH 23, 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, March 23, 2015 in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

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

*\*Via Conference Call*

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:

Regular Meeting of the Board – February 23, 2015

With no additions or corrections requested, the minutes to the Regular Meeting of the Board of February 23, 2015 stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, April 27, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

Mike Zukernick, 2878 SI: Mr. Zukernick inquired if the light poles are going to be painted and he inquired if the Board is being pro-active about the congested caused by cars being parked outside of homeowners garages. Zukernick was informed that the Board is investigating the option of painting the light poles, but it is currently unclear which entities own which light poles. This matter needs clarification before the Board proceeds to make any expenditure for this item. Zukernick was also informed that the Board is addressing the parking problems that exist throughout the Mutual.

FINANCIAL REPORT

Tim Christoffersen distributed the March Treasurer's report, reporting on the month ending February 28, 2015.

February 28 Fund Balances are:	Operating	\$ 92,996
	Shea	(324)
	Reserve	722,716
	Total	\$815,388

BUILDING MAINTENANCE -- Rick West

Saklan Indian Drive flow Protection Devices: Davis Plumbing submitted a bid for \$18,000 for servicing 36 units. The original budget for this was \$30,000. The Board agreed to move forward with the expenditure as previously agreed.

Pacific Trim bird proofing: Work Orders have currently in the system for 536 SO, 560 HE, 596 HE, and 3014 GE, 3044 GE, and 3023 GE. The estimated cost is \$2,400.

546 HE: Woodpecker proofing is starting at this property on March 23. The estimated cost for this project is \$6,000.

Resale Inspections: MOD is scheduled to perform resale inspection repairs at 632 SH.

Dryer Vent Improvements: Fourteen are completed with nine remaining to be worked on. The total cost for this project will come just under \$500.

2912 and 2914 SI: Dormer vent sheet metal repairs are underway for he estimated cost of \$500.

Follow-up Items:

522-524 HE: MOD is installing hardy plank and metal trim at an estimated cost of \$8,000. Pacific Trim will apply Senergy Senerflex for \$7,420 and the needed scaffolding will cost \$3,370. Perfect Painting's new roll-on product, Excel-Coat and Excel-Crete for coating wood will cost \$1,316.25. The total cost for this project is \$20,106.25.

Granary Poles: MOD removed all of the granary poles at a cost just under \$500.

601 – 603 FW: 131 feet of fence was repainted for \$2,650.00

Dry rot repairs: 605 FW had dry rot repaired for \$3,500 and 607 FW had dry rot repaired for \$2,650.

608 SH: The bathroom fan was properly wired.

West fielded board director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

- **Golf Cart Registration**

If Mutuals approve policy which states that all golf carts must be registered in their Mutuals, then Member Records will register and maintain those vehicles at a charge of \$5 each.

- **TARR**

Third Walnut Creek Mutual voted NO to the restated Trust because there was no provision to change the 100% approval rate needed to 75/75%. The deadline to vote is May 31st. Other Mutuals already having voted are M70, M58 and M59. They all voted YES. There was great dismay and consternation expressed to Third WC Mutual. It was not known if the TARR Committee will continue to meet or be on hiatus since there will not be 100% approval of the restated Trust. At some point, a statement will have to be made to GRF regarding the restated Trust as this committee was commissioned by GRF.

- **Rossmoor News, Website and TV Presentation**

Maureen O'Rourke made a presentation regarding GRF Policy which regulates these entities. A NEW addition to the Policy regarding GRF Elections is that Candidates views on issues and topics that may be relevant to the election, limited to 300 words, can be published in the RN each week for no more than 4 weeks.

- **Fitness Center**

Electronic entry into the Fitness Center will begin in April and will be gradually totally phased in.

REPORTS OF STANDING COMMITTEES

BUILDING COMMITTEE -- Bob Hanson, Chair, Mary Hufford, Liaison

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

The latest issue of TERN was recently published.

SOCIAL COMMITTEE -- Wendy Dorband/Elaine Harris, Co-chairs; Larry Cahn, Liaison

No report was given.

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

Brant Free reported the Committee used \$639 of the \$1,000 approved to purchase needed emergency supplies for the Mutual. Several Mutual 68 Committee members are looking at obtaining CERT training.

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

Barbara Blum reported that the Committee is currently identifying areas for lawn conversion. The Board discussed various options for what could replace turf areas.

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

The Easter Bunny is here!

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

No report was given.

NOMINATING -- Mary Hufford, Chair

Mary Hufford announced that incumbents Diane Mader and Tim Christoffersen have volunteered to serve another three-year term on the Board. The deadline to make nominations is March 27.

AD HOC TRUST -- Alan Seder, Chair; Diane Mader, Liaison

No report was given.

UNFINISHED BUSINESS

Parking Regulation Issues: The Board reviewed its effort in enforcing Mutual 68's parking policy. The Board decided to contact several residents on Red Wing Court regarding parking infractions.

Alteration Request: Tim Chistoffersen moved and Mary Hufford seconded to deny the homeowners of 2669 Saklan Indian of their request to install hard-surfaced flooring in the great room, master bedroom, den, and second bedroom. The motion passed unanimously.

Smoke Detectors: This matter will be further discussed at the next meeting.

NEW BUSINESS

PG&E Reconductoring Project: Larry Cahn moved and Tim Christoffersen seconded to accept the reconductoring project as presented by PG&E to GRF. The motion passed unanimously. This project is estimated to last approximately three months and will take place in the summer.

ADJOURNMENT

With no further business to discuss, the February 23, 2015, Mutual 68 board meeting recessed to Executive Session at 2:27 p.m.



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Sharon Fees, Assistant Secretary  
Mutual Sixty-Eight