

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY 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 Tuesday, May 26, 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
		Tim Chrsitoffersen	Treasurer
		Mary Hufford	Secretary
		Larry Cahn*	Director

**Attended 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.

Twelve 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 – February 23, 2015

Regular Meeting of the Board – April 27, 2015

Executive Session of the Board – April 27, 2015

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

ANNOUNCEMENTS

Blum announced that the Annual Members Meeting will take place on Monday, June 8, 2015, beginning at 3 p.m. in the Fireside Room of the Gateway Complex and that the next Regular Meeting of the Board will take place on Monday, June 22, 2015, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

No presentations were made.

FINANCIAL REPORT

Tim Christoffersen distributed the May Treasurer's report, reporting on the month ending April 30, 2015.

April 30 Fund Balances are:	Operating	\$ 97,370
	Shea	(324)
	Reserve	704,763
	Total	\$ 801,809

Paul Donner and Rick West responded to Board Director questions.

BUILDING MAINTENANCE -- Rick West

Overflow Protection Devices: Davis Plumbing is scheduled to begin this project on June 1. The contract is for 36 units (or 18 buildings), which will cost \$18,000. This is phase one of two phases. The second phase is scheduled for 2016. The budget for the entire project is \$30,000.

606 RW Retaining Wall: It is necessary that a soils engineer give specifications for the repair of the retaining wall due to soil erosion. Research for existing specs and plans, which could potentially be in Mutual 68 documents, will be done before an engineer is hired. If an engineer is hired, the costs for these plans will be paid for out of the landscaping budget.

3142 GE Dry Rot Repairs: The landing sub-floor needs replacing due to dry rot. This project was taken out to bid. West is still waiting for all bids to be returned. Bids will be presented to the Board once received.

Remaining Dry Rot Repairs: 2954 SI, 614 RW, and 618 RW still require dry rot repairs. Estimates for these are approximately \$2,500 for each. Mary Hufford moved and Diane Mader seconded to expend an amount not to exceed \$2,500 for each of the repairs at 2954 SI, 614 RW, and 618 RW. The motion passed unanimously.

Woodpecker Damage: Diane Mader moved and Larry Cahn seconded to approve the woodpecker damage repairs for the following addresses, at a cost of approximately \$4,000 - \$5,000 each: 535 HE, 526 HE, 536 SO, 560 HE, 3014 GE, 3044 GE, and 3023 GE. After further discussion the motion was withdrawn by both Mader and Cahn and Rick West was asked to get more specific bids for these projects.

Follow-up Items:

546 HE Loose Decorative Rock: Five Star completed this work at a cost of \$670.

608 SH: Sang Electric has scheduled with the resident to perform the fan wiring for the master bath.

Dry Rot Repairs: MOD completed dry rot repairs at 3010 GE, 3013 GE, and 3122 GE.

2016 Smoke Detector Replacement: West is gathering information on this project.

West fielded board director questions and concerns.

REPORT ON THE PRESIDENTS' FORUM-- Barbara Blum

No report was given at the meeting as the next Presidents' Forum had yet to take place for the month of May.

Blum will distribute a report on the Presidents' Forum, to the Board Directors, once the Forum does take place.

REPORTS OF STANDING COMMITTEES

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

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

Barbara Blum announced that the monthly agendas and minutes will be posted on the Eagle Ridge website.

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

Brant Free reported that there will be a Rossmoor-wide emergency preparedness meeting on June 1 in the Fairways A & B Room at Creekside. Invited guest, Lisa Katzky, will give a presentation on personal emergency supplies.

Free will supply emergency preparedness literature at the upcoming Mutual 68 annual members meeting.

Barbara Blum announced that GRF has asked Mutual 68 to partner with GRF in paying for fire abatement around Mutual 68. Diane Mader moved to approve an expenditure of \$15,000 for fire abatement on defensible space which is located on GRF property surrounding Mutual 68. \$15,000 represents half of the total cost; the other half will be paid by GRF. Larry Cahn seconded the motion. The motion was tabled until the Executive Session since this matter may be referred to the Mutual's legal counsel.

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

Barbara Blum reported that the committee performed a walk-through of the Mutual in order to identify areas for turf removal.

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

Larry Cahn reported that 103 guests attended the Spring Brunch and that the event stayed on budget. The food and décor were very well-received. There were many details that were attended to by several volunteers that made the event extra-special.

A slideshow of the event can be viewed on eagleridge-rossmoor.com.

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

Parking Regulation Issues: One homeowner reported that she has cleaned out her garage and that she is now able to park her car in the garage. The Board was very appreciative of hearing the good news.

Smoke Detectors: Smoke detector battery change out is scheduled for 2016. This time will allow the Mutual to consider the option of having the current smoke detectors changed out with a 10-year smoke detector that would either be at the Mutual or homeowner cost. It is estimated that it would cost \$50 for five smoke detectors, per manor, plus the labor to install the detectors. This matter will be discussed at future meetings.

Solar Energy: Larry Cahn and Barbara Blum volunteered to form a sub-committee to create and review a policy concerning solar energy.

Ad Hoc Paint Color Palette Committee: Mary Hufford reported that this committee is comprised of the following members: Brant Free, Sherry Ward, Linda Boule, and herself. The Committee is of the opinion that whilst it is desired to update the colors, they still want to keep the color palette relatively muted and neutral. There are currently seven color palettes that exist throughout the Mutual. Front door and trim colors will also be addressed by the Committee and Kelly-Moore Paints will help the Committee with color choices.

NEW BUSINESS

Non-Standard Unauthorized Alterations Status at Resale: The matter of illegal alterations and alterations approved by Shea (but currently not by the Mutual), and how to get them corrected, were discussed briefly and will be addressed in the future.

ADJOURNMENT

With no further business to discuss, the May 26, 2015, Mutual 68 board meeting recessed to Executive Session at 2:40 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight