

WALNUT CREEK MUTUAL SIXTY-EIGHT (EAGLE RIDGE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 23, 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, June 23 2014, in the Gateway Board Room, 1001 Golden Rain Rd., Walnut Creek, California 94595.

ROLL CALL

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, Mutual Operations Director; and Rick West Building Maintenance Manager; and Sharon Fees, Board Coordinator.

Sixteen 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 – May 27, 2014

With no additions or corrections requested, the minutes to May 27, 2014 Regular Meeting of the Board stand approved.

ANNOUNCEMENTS

Blum announced that the next Regular Meeting of the Board will take place on Monday, July 28, 2014, beginning at 1:00 p.m. in the Gateway Board Room.

RESIDENTS' FORUM

David Tedesco, 2834 Saklan Indian Drive: Mr. Tedesco urged the Board not to become over-zealous in the enforcement of the already currently existing parking policies or in creating amendments to the current policies.

Other Mutual members commented on the parking issues that exist in Mutual 68 as well.

FINANCIAL REPORT

Tim Christoffersen presented the June Treasurer's report.

May 31 Fund Balances are:	Operating	\$156,836
	Shea	15,381
	Reserve	792,625
	Total	\$924,285

The Reserve Fund's revenue year-to-date totaled \$70,462. Expenses were \$45,376, resulting in a surplus of revenue over expenses of \$25,086.

REPORT ON THE PRESIDENTS' FORUM -- Barbara Blum

Barbara Blum presented the following:

Renewed Comcast Offer Update - Mutuals 1, 8 and 48 are surveying their residents with regard to engaging Comcast in a Bulk Contract.

TARR Legal Costs - Mutual 1 Budget and Finance Committee is upset about the legal fees which were not disclosed until months after the attorney fees were paid as are other Mutuals. The big issue is still about amending the 100% approval needed to amend the Trust. Mutuals 61 and 4 are now also in favor of retaining the 100% approval necessary. The TARR Committee is on hiatus until September.

Excursions taken from Rossmoor by non-residents - Recreation Department will present its policy regarding non-residents going on excursions at the next Presidents' Forum.

NEW Central Contra Costa Solid Waste Authority Franchise Agreement - A new garbage and recycling contract will become effective on March 1, 2015, with Republic as the provider. We will be provided with all new garbage and recycling carts. The new trucks will be run by compressed natural gas which will emit less air pollutants. All the same items can be recycled with the addition of plastic bags (must be all bagged together like a pillow to be acceptable). The new carts will be the same size as our current ones but the ones for garbage will be black and the recycling ones will be blue.

EBMUD Report - Representatives from EBMUD will attend the July Presidents' Forum to report on the drought conditions.

BUILDING MAINTENANCE

Sewer Back-Up Protection: The test building, 2928 SI has had the secondary back-flow device installed by Stoddard Plumbing. Stoddard will submit an invoice for this work

completed as well as submit an estimate for a per-unit installation for the other buildings requiring a secondary device.

Stain for fences, tables, and benches/painting of trash enclosures and railing: CVP started this project on 6/4/14. A change order for \$1,750 has been submitted for railing to be painted that was not included in the original bid. This change order was signed by Barbara Blum.

Phase Four Building Rehabilitation: This is ongoing by MOD.

3103 GE: Toupin Construction had scheduled Ply Gen Window Company to make the repairs on May 29. The work was completed. A wall inspection was completed by ESR and they found no issues related to structural integrity.

2936 SI: Front entry coating (Kevin with Perfect Painting) scope presented. After consultation, Rick West suggested that weep holes be drilled in cement in order to allow for moisture to escape. He does not recommend tiling the surface.

Kevin of Perfect Painting will clear out the currently existing weep holes and install a dam to help prevent the blockage of the weep holes. Sharon Collins requested that she review the scope of work and offer comments before Kevin begins this work.

The Building Committee was tasked with doing a survey of all upstairs resident landings to evaluate their condition and to note what sort of surface is on the landing.

Bird Proofing at 532 SO and 3002 GE by Pacific Trim: This work is still on hold until September. All Clear continues with open work orders for bird abatement.

On June 21, a flood occurred at 2886 Saklan Indian Dr. and on the following day a fire occurred in the microwave of the same unit. The owner, who was present, was taken away immediately after the fire.

In order to repair the damaged Mutual property, the board moved, seconded and unanimously approved that MOD personnel should enter the unit to make the flood and fire repairs. It is highly likely that the owner's insurance will ultimately pay for the repairs.

Paul Donner reported that the POD that has been sitting out on Saklan Indian will be removed soon.

REPORTS OF STANDING COMMITTEES

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

No further report was given.

CIC -- Vickie Hipkiss, Chair Diane Mader, Liaison

Diane Mader reported that the present goal is to have The Eagle Ridge News (TERN) published three times a year. Content for the newsletter is always welcome.

SOCIAL COMMITTEE – Wendy Dorband and Elaine Harris, Co-Chairs

No report was given.

EMERGENCY PREPAREDNESS -- vacant

No report was given.

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

Barbara Blum reported that there are currently no outstanding resident landscape requests pending.

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

Patriotic decorations are now up for the summer.

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

No report was given.

Board Liaisons were established for the committees for the coming twelve months.

UNFINISHED BUSINESS

Zell Alteration Request: Diane Mader moved and Mary Hufford seconded to approve the installation of hard-surfaced flooring, to replace the currently existing carpet, in the Living Room, Dining Room and Breakfast Nook of 503 Falconwood Ct. The motion was unanimously denied.

Diane Mader moved and Tim Christoffersen seconded to allow laminate to be placed in the Entranceway hallway, to replace the currently existing tile, at 503 Falconwood Ct. The motion passed unanimously.

Larry Cahn moved and Tim Christoffersen seconded to replace the window in the Breakfast Nook of 503 Falconwood Ct. with a patio door. The motion failed with nay votes submitted by Barbara Blum, Diane Mader, and Mary Hufford. Tim Christoffersen and Larry Cahn abstained from voting.

Parking Regulation Infractions: It was agreed that a letter should be sent to all homeowners in the Mutual reminding homeowners of the parking policies and informing them that the policies will start being enforced.

Electric Vehicle Policy: Diane Mader presented a draft policy regarding electric vehicle charging. This matter will be placed on next month's agenda.

Emergency Contact Information Forms being shared with GRF: This matter will be discussed at a future meeting.

NEW BUSINESS

Fire Abatement Task Force Report: Brant Free will do a walk-through of the Mutual with CCC Fire Abatement Specialist, Kathy Woofter. Once this happens, a report will be submitted to the Board.

ADJOURNMENT

With no further business to discuss, the June 23, 2014 Mutual Sixty-Eight board meeting recessed to an Executive Session at 2:55 p.m.



Sharon Fees, Assistant Secretary
Mutual Sixty-Eight