

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 16, 2020 AT 2:00 P.M. ZOOM

President Jill Alley opened the meeting at 2:00 p.m. Directors Roger Svoboda, Jeff Cheung, and Dennis Johnsen were present. Herb Salomon was excused. One resident member was present.

Staff was represented by Rick West, Building Maintenance Manager, Steve Ormond, Landscape Supervisor and Anne Paone, Assistant Secretary. Paul Donner, Director of Mutual Operations – Excused.

CONSENT CALENDAR

No items.

MEMBERS' FORUM

No questions or comments.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung moved to certify the Board's compliance with Civil Code Section 5500 from January – June. Mr. Svoboda seconded and the motion carried without dissent.

Mr. Cheung reported the June financials show the operating fund has \$46,682 and the reserve fund has \$1,193,701. The total is \$1,140, 396.

Past due aging has increased.

Mr. Cheung reviewed his Planning Summary to aid in the coupon planning for 2021.

LANDSCAPE REPORT

Mr. Ormond reported that the committee had a meeting on Tuesday. They have asked Waraner to provide a proposal for more fire abatement for the trees.

Mr. Johnsen reported that the fire abatement people were pleased to see the work being done. He would like to see it continued.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

PENDING ITEMS: Proposal review for Approval

1. Senate Bill SB326 - Structural Engineers inspection of elevated mutual components –

Companies bidding on this project : FWC , FIG and Design Everest.
We have received two proposals to date - FWC \$117,000.00 / FIG \$196,710.00.

Bids do not include destructive testing put back costs.

(Sending estimates to THG to establish new Reserve funding category for this project. Also waiting for Board approval to sign contract with the vender of choice).

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. Garage Door Replacement - Contractor: B & C Garage Doors –
Entry 8 has 12 doors to be replaced, all singles. Cost \$12,660.00
Door # : 72, 70, 58, 65, 64, 63 at # 3874 / Door # : 218, 219 at # 3800
Door #: 209, 210 at # 3838 / Door #: 62, 61 at # 3852

The remaining 30 garage doors are scheduled to be completed by the end of 2020. 2020 Budget \$60,000.00.

(Work in Progress / Scheduling with residents ongoing).

2. 3535 TG – Breezeway deck coating for upper two walkways. Excel textured waterproof coating will be installed. Contractor: A-One Construction.
Cost \$31,645.00.

(Tentative Scheduled start date July 7th).

3. 3288 TG 2C / 3625 TG 2A Trellis rebuild projects due to extensive dry rot.
Contractor: MOD - Cost \$5,262.00 Each.

(Work scheduled for July).

Mr. West reported he is waiting for a list of names and numbers to schedule garage door replacements with resident.

Ms. Alley reported the Building Committee recommended using FWC for structural inspections . The Board will get more information and then make a decision.

Mr. West needs 2 more estimates for painting.

GOVERNING DOCUMENTS

No report.

EMERGENCY PREPAREDNESS

No report.

PRESIDENT'S REPORT

Ms. Alley reported the following:

The Presidents' Forum talked about billables.

The follow-up mailing to the Operating Rules addressing landings, stairs, and common areas where landscape items are being placed in violation of the policy was mailed on July 15, 2020.

Five new residents have moved in without attending a face-to-face alteration meeting. Ms. Alley will hold a Zoom meeting to advise them of Mutual policies and to answer their questions.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, August 20, 2020 at 2:00 p.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:44 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy