

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 19, 2019 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

Vice-President Roger Svoboda opened the meeting at 2:00 p.m. Directors Jeff Cheung, Dennis Johnsen, and Herb Salomon were also present. Jill Alley was absent. Eight resident members were present.

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

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – August 15, 2019
Special Meeting – September 9, 2019

Mr. Svoboda asked for any additions or corrections to the minutes. Hearing none, Mr. Svoboda declared them approved.

MEMBERS' FORUM

Resident reported the mailbox was broken. MOD came out, but she hasn't heard anything else. Rick West will check on this matter.

Resident asked about the process for dry rot repair. Rick West explained it. He reminded her that work will stop when waiting for the city to do their inspection.

Resident asked what effect the RF portion has on the coupon for the Mutual. She was advised it will be covered later in the meeting.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung reported the operating fund has a total of \$134,851. The reserve fund has \$253,250 in cash and \$549,967 in CDs for a total of \$803,217. The total amount of both funds is \$938,068. The Mutual will pay back the \$70,000 that was borrowed by the end of the year. The operating fund is for day-to-day maintenance. The reserve fund is for major work such as: roofing, asphalt and painting. There are 3 ways to increase funds. There can be 2 special assessments or raise the coupon.

The Mutual is in compliance with Davis Stirling 5500.

LANDSCAPE REPORT

Mr. Ormond reported the tree walk will take place on October 20th with Waraner and the landscape reps. He will have a proposal for the November meeting. They will finalize rehab work for December.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. Garage Door Replacement - Contractor: B & C Garage Doors -
Entries 4, 5 and 7 are Complete. This includes both single and double doors.
2019 contracted cost to date \$27,175.00 Mr. West reported he is getting a price for additional 6 doors.
2. 3535 TG – Dry Rot Beam replacement Project – Contractors: AMAC / Bertalomi Engineering
Destructive testing was completed. Structural engineer inspection and scope of work completed -
AMAC was awarded this project for \$24,387.00 (Work Scheduled).
Change order for AMAC is \$19,098. More dry rot was found.
Mr. Cheung moved to approve the change order in the amount of \$19,098. Mr. Salomon seconded and the motion carried without dissent.
3. 1265 AS #1A Main Deck repair and recoating – Contractor: A-One Construction
\$12,987.00.
Additional dry rot was discovered in pillar below deck. The city engineer and Bertalomi engineering are working on changes to the original blueprints before completion of project can occur. Additional change order to original contract is \$4,875 for a new total of \$17,862.00.
(Work in in progress).
Change order for more dry rot - \$4,875 – A-One. This was approved.
4. 3352 TG #1A – Dry rot 16 foot Beam and post replacement -
Contractor: AMAC – Cost \$9,108.00. Dry rot found during alteration window installation AMAC’s work is complete. Currently waiting for window contractors estimate for stucco repair.
(Work Pending).
Mr. West reported AMAC will be approximately \$5,000. Custom exterior will be \$4,600 to finish work on the windows (stucco and painting)

GOVERNING DOCUMENTS

No report.

EMERGENCY PREPAREDNESS

Mr. Salomon reported there will be a Fair on Saturday.

PRESIDENT'S REPORT

Mr. Svoboda read Ms. Alley's report as follows:

Items discussed at the August Presidents Forum include:

1. Hazardous waste: GRF will schedule a pickup date and location for all to bring items for disposal. Cost of \$5000 per event will be shared by the Mutuals
2. Completion of distribution of compost bins to all Mutuals will be in 2020. Republic Services is "overwhelmed."
3. Mutual could opt to contract with Nice Cans, Inc. to clean the compost bind weekly. Cost = \$7 per bin = 16 x 7 = \$112 per week=\$5,834.
4. OR, we could opt to just have them cleaned during the warm/hot months.
5. Molly Ayers resigned as site manager for Securitas. Search is underway for a replacement.
6. GRF is working on an Emergency Operations Plan. Meetings are scheduled to inform "the public" on October 8 and October 9.

OLD BUSINESS

None

NEW BUSINESS

Nice Cans: This company will clean the trash cans.

*Mr. Salomon moved to approve Nice Cans cleaning the cans on a monthly basis.
Mr. Cheung seconded and the motion carried without dissent.*

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, October 17, 2019 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:50 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy