

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 16, 2015 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

Vice President Jill Alley opened the meeting at 2:00 p.m. Directors Alan Matthews, Jerry Cruson, and Ellen Dietschy were also present. Nine resident members were also present.

Eldon Rowe was excused.

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

APPROVAL OF THE MINUTES

Ms. Alley asked for any additions or corrections to the minutes of the regular session Board meeting of March 19, 2015. Hearing none, she declared them approved as written and reviewed.

Ms. Alley asked for any additions or corrections to the minutes of the executive session Board meeting of March 19, 2015. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

Jack Phillips, 3644 Terra Granada 2A – Mr. Phillips wanted to discuss his common area deck flooring. He has health issues and has researched different products for his deck flooring. His indoor/outdoor carpeting, which was there when he moved in, is saturated with mold, moss and mildew. He tried to treat it with chemicals, but it comes back. He has allergies. He said that MOD advised him that they would approve it, but that Mutual 70 would not. He was advised by Mr. Donner that only the Board approves alterations. Some are considered standard and the Board gives the alteration department the authority to approve those applications. MOD puts the paperwork together for the Mutual. He found a natural stone that he would like to use on the deck. Ms. Alley asked him to put his paperwork together and present it to MOD and it will come back to the alterations committee. They will bring it back to the Board. He was hoping for a speedy resolution. Mr. Donner stated that the Mutual won't approve the tile because it is against policy. Mr. West will inspect his deck and will give the Board his recommendations. While the owner cannot tile the deck, the Mutual pays for the fire retardant system on the deck.

Jeff Cheung, 1281 Avenida Sevilla 1B – Mr. Cheung reported that they have a hardwood floor that was approved on February 13, 2008. This was prior to his purchase of the unit in January of this year. They want to resurface the floor. They were told by MOD that the flooring needs to meet the rating of IIC78 which is in the policy. He and his contractors cannot find anyone that can locate flooring with this rating. He wondered if the Mutual knows where he can find it. He asked if the Board would accept a rating of IIC74.

A resident commented that a neighbor could not find the product and could only get that rating by using a combination of various products.

Ms. Webster, who served on the policy committee, said that they raised it up intentionally so that residents would need to use the floating floor and the other necessary products. Ms. Alley stated that if this rating cannot be met, the policy would definitely need to be reviewed.

Mr. Donner advised the Board that they can select the level of rating. He believes if they lower it to 74 more people will install these floors.

Mr. Cruson was concerned about the timing for Mr. Cheung.

Mr. Donner suggested considering this application as changing like-for-like. He advised the Board that if they just approve the rating of 74, they have just automatically changed the standard.

Mr. Cruson motioned to allow the owner to replace the approved existing floor as like-for-like using a rating of IIC74. Mr. Matthews seconded and the motion carried without dissent.

Ms. Webster commented that the original floor should not have been approved and allowing like-for-like is perpetuating the problem.

The Board will revisit this issue and the current floor policy.

Linda Webster, 3288 Terra Granada – Ms. Webster discussed the recycling bins. When they are too full, people put out the recyclables in a plastic bag, but it doesn't get picked up as recyclables. The Mutual needs to stay on top of trash pick-ups. They were skipped for 2 weeks in a row.

Mr. Donner commented that the trash company has assigned a supervisor to Rossmoor, so it should get better.

Ms. Webster brought to the attention of the Board that there are some illegal doors. Ms. Alley noted that the Board is aware of this and they are taking care of this issue.

Ms. Webster stated when the hose bibs were being replaced, a notice was posted but it didn't have enough information. The residents wondered what was going on or if there was something wrong. Mr. West said that they don't list their telephone numbers because the contractor is inundated with calls and can't actually do the work. She would like to see notices provide more information.

Daryl Swoboda, 3270 Terra Granada 1A – Ms. Swoboda wondered if the Board considered changing the colors when painting the railings, rain gutters, etc. Is there a discussion for changing the palette of colors? Mr. Matthews said they were going to leave them the same. Mr. West said that some Mutuals create a committee. They put up samples of colors. Mr. West believes that in the past, the Board elected to stay with the colors that were there. Ms. Swoboda said she would be happy to assist the Board if they are really considering using different colors. Ms. Alley thanked her for the information.

Marilyn Weiss, 3773 Terra Granada 1A – Ms. Weiss gave some history on damage to her unit because of a leak. She discussed the repairs. The stucco had been removed. Now the new stucco doesn't match the old at all. Ms. Weiss wants the Board to review their previous decision to cover the additional \$1,400 to repair it. The Mutual paid \$500 on a proposal presented by AMAC in the amount of \$1,900 leaving the balance for the owners to pay. After considering the information presented and with some discussion, the Board agreed that they will go to her unit to view her issues firsthand before they can make any decision.

Claire Rosenzweig, 3773 Terra Granada 1B – Ms. Rosenzweig presented her case by stating that if the Board is willing to address Ms. Weiss' concerns about the stucco, they should come to her unit to view her stucco issues. Ms. Alley stated that the Board will go to her unit, too.

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that as of March 31 the operating expenses YTD were \$143,655. This was \$3,659 under budget. Operating Revenue exceeded expenses by \$4,270. The fund per manor was \$575. The operating fund ending balance was \$98,960. The reserve expense was \$61,924 and was \$51,905 under budget. The revenue exceeded expenditures by \$62,644. The fund amount per manor was \$7,475. The reserve fund ending balance was \$1,285,763. The total of the fund balances was \$1,388,992. This is a gain of \$62,829 since the first of the year.

PRESIDENTS' FORUM

In the absence of Mr. Rowe, there is no report.

LANDSCAPE REPORT

Mr. Ormond reported that he has 2 work orders from Valley Crest in the amounts of \$3,928 and \$591. These were requested by the Landscape Committee. Ed Waraner and Mr. Ormond looked at trees at 3288 Terra Granada. The trees cannot be topped off because it will kill them, but there will be some structural pruning. Valley Crest is taking care of the irrigation and testing sprinklers. They will also take care of any dying plants.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3288 TG /3874 TG Elevator pits – French drain with storm drain tie –in. Davis Plumbing scheduled to begin work. Materials on order. ESD 4/10/15.

Mr. West reported that they are starting to dig the trenches.

2. Hose Bibs - Davis Plumbing to replace all non - balcony hose bibs as directed by board. Work in progress. 80% complete. ECD 4/10/15.
3. Balcony Scuppers - MOD inspecting all balcony scuppers as directed by board. – In progress. 80% complete. ECD 4/17/15.
4. 2015 Roofing project all bids in. Contractors: Fiala Roofing, All Seasons, Sorenson Roofing and Ben Roofing. (presented to Board).

Mr. West reported that he did extensive research on them, including checking their references. All Seasons is diamond certified. They received a 98% rating from Dura

Last on their last roof installation. Mr. West feels comfortable with all of these companies.

Mr. Matthews motioned to approve the roofing proposal from All Seasons in the amount of \$248,292. Ms. Dietschy seconded and the motion carried without dissent.

Follow Up:

1. 3330 1A & 2A – Alteration window. - Custom Windows completed work. Except paint. MOD scheduling with 1A for drywall repair and paint.
2. 3622 TG 1B –Termite damage - Antimite completed all treatment and repairs. Est. Cost \$5,970
3. 3773 TG 1A. – AMAC waiting for new stucco to cure for paint. 1B – re stucco work waiting to cure for paint.
4. 3330 TG 4B – B&C Garage Door scheduled for garage door replacement.
5. 3852 TG 1A – Toupin – scheduled for storage door and beam replacement.
6. 3230 TG 1B – Deck dry rot – Completed except paint and downspout replaced.
7. Metal trash enclosure gates out to bid.

Mr. West has 2 bids. One is from AMAC for \$1,900 and the other is from Eagle Iron for \$2,500. This is for a set of 2 doors. Eagle Iron will install regular metal hinges and will fabricate a metal bar that goes into the corner of the stucco which is imbedded into the post in the corner. This is in lieu of pin hinges. The pins don't last and need to be re-welded from time-to-time.

Mr. Matthews motioned to approve the proposal from Eagle Iron in the amount of \$2,500 to repair the gate of the trash enclosure at 3535 Terra Granada, E5 and \$760 to replace the hinges. Ms. Alley seconded and the motion carried without dissent.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

ALTERATIONS

Mr. Matthews reported that 32 alterations were processed, 17 have been issued permits, and 11 have been completed from October 1, 2014 – April 9, 2015.

GOVERNING DOCUMENTS

Mr. Cruson reported that he received 1 response to the Dietschy letter asking residents to keep their carports clean.

HELING REPORT

No report.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next regular board meeting: Thursday, May 21, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:40 p.m.

/s/

 Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy