

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, OCTOBER 18, 2018 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dale Smith, Dennis Johnsen, Roger Svoboda, and Jeff Cheung were also present. Eight resident members were present.

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

APPROVAL OF THE MINUTES

Ms. Alley asked for any additions or corrections to the minutes as follows:

Regular Board Meeting – September 20, 2018

Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

A resident was following up on her issue regarding an awning. A resident asked about having the front of his building power washed because of the mess geese were creating. Per the Board, Mr. West will do a work order. Ms. Alley reported that she would like the Board to take a look at the area first.

SECRETARY'S REPORT

Mr. Johnsen reported that he did a survey of emergency coordinators. Mutual 70 has eight entries with three coordinators. The Mutual does not have the primary responsibility for emergency preparedness. The request for volunteers will be included in the Mutual's Annual Update memo.

TREASURER'S REPORT

Mr. Smith reported the Operating fund beginning balance for September was \$16,677 and the ending balance was \$7,307. Expenses exceeded revenue by \$9,370. The Reserve fund beginning balance was \$783,990 and the ending balance was \$817,580. The ending balance total for both funds was \$824,887. The operating fund was over in water by \$7,526. The Mutual also shared in some insurance events.

LANDSCAPE REPORT

Mr. Ormond was on vacation, so Jim Drommond, Chair of the Landscape Committee, reported that BrightView and Steve Ormond are wonderful to work with. The committee works well together and always considers owners' perspectives. The Committee listens to residents' requests. They are very happy with MOD and the rehab days provided to the Mutual.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 3425 TG 2C – Deck Coating - Contractor: A One Construction – Cost \$7,945.00.
(Scheduled with resident).
2. 3511 TG 1B – Deck Coating - - Contractor: A One Construction – Cost \$2,485.00.
(Scheduled with resident).
3. 2018 November Gutter Cleaning – Contractor: Professional Gutter Service - Cost \$
19,606.00
This includes all buildings and carport roof gutters and downspout cleaning.
2018 Budget \$21,500.00 (Board approved November cleaning).
4. 3874 TG Building Breezeway 3rd floor - Handrail repair and replacement. Contractor;
AMAC
- Cost \$1,200.00 (AMAC is scheduling).
5. 3288 TG 1C Balcony / Deck repair – Contractor AMAC \$10,210.00 (Work in
Progress). Deck Coating contractor : Perfect Painting \$ 4,870.25 (Scheduled).
6. Garage Door Replacement - Contractor: B & C Garage Door - Will schedule with
each resident to complete and invoice the mutual for each single and double door
completed in Entry 3.
Cost \$1,500.00 for double and \$1,240.00 for single car garage doors.
Entry 7 will be the starting point. Eric Howard of MOD has been looking at them to
pass information on to B&C Garage Door.

Ms. Alley reported there have been four Solar applications received. One has been completed.

GOVERNING DOCUMENTS

Mr. Svoboda reported they will accumulate a list of issues to be addressed in the Mutual policies.

OLD BUSINESS

None

NEW BUSINESS

2019 Proposed Budget:

Mr. Smith moved to adopt the October 8, 2018 version of the 2019 budget as presented. Mr. Cheung seconded and the motion carried without dissent.

The 2019 increase will be a total of \$30 per manor per month for a total coupon monthly amount of \$875.

ANNOUNCEMENTS

Mr. West reported that there will be a presentation by PG&E at the Event Center on October 30th. Various topics will be discussed. Dennis Bell will also attend.

Mr. Smith stated that once the budget was finalized, they wanted to meet with Helsing. Mr. West reported there is a meeting scheduled in November. Helsing displays their plan on a screen remotely and the Board can view it and discuss issues.

Ms. Alley reported that the Board had a request from another Mutual to join Mutual 70. The Board reviewed information and the impact of allowing them to join. The Board made the decision to study the matter further and to address it again in 2020. A letter was sent to the President of the Mutual listing concerns of Mutual 70.

Mr. Donner reminded everyone that an engagement into another Mutual is done by a vote of each respective membership.

The next regular board meeting: Thursday, November 15, 2018 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:43 p.m.

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy