

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, OCTOBER 19, 2017 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 and Roger Svoboda were also present. Nine 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 of the regular session Board meeting of September 21, 2017. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

A resident reported that she has major roof problems. They were reroofed in 2006. They still have the old narrow downspouts. She would like the Board to approve larger downspouts for them.

Mr. West stated that they get maps and pictures from the gutter cleaners. Everything goes to MOD to the roofing department. They will look at them.

A resident announced the Mutual will save about \$8,663 once they have right-sized containers in the trash enclosures. This is the anticipated amount.

The resident also stated that Assembly Bill #634 passed and will take effect on January 1, 2018. There will be an article in the Rossmoor News. This is the bill that addresses the installation of solar panels on multi-unit buildings.

SECRETARY'S REPORT

Mr. Johnsen reported that a letter went out to Mutual residents addressing common areas.

TREASURER'S REPORT

Mr. Smith reported that the ending balance in the operating fund for September was \$52,280. The ending balance in the reserve fund for September was \$895,536. The combined total balance was \$947,819.

Mr. Smith reviewed the budget and explained the 10-year plan.

Mr. Smith moved to approve the 2018 budget as presented. Mr. Svoboda seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Rowe reported that the committee met and discussed all proposals for the winter rehab in December. Tree trimming is underway with Waraner Tree Service. The committee will prioritize work in November for the winter scheduling. The landscape committee feels that some of the funding for the drainage behind Avenida Sevilla should come out of the building

budget. The large tree opposite entry 3-4 is declining and is on a steep hill. It is a Heritage Oak.

MUTUAL OPERATIONS REPORT

Mr. West reported the following:

Action Items:

1. R - 3535 TG 4A – Change Order for \$9,558.00 includes Stucco, flashing, joist, soffit and trim R & R.
2. R – 3535 TG 4C – Change Order for \$4,942.00 includes Stucco, flashing, joist, soffit and trim R & R.

The total of #1 and #2 is \$14,500.

Mr. Smith moved to approve the change orders in the amount of \$14,500. Mr. Johnsen seconded and the motion carried without dissent.

3. R - 3535 4B - Deck Coating - Perfect Painting estimate \$6,042.00.
4. R - 3535 4C - Deck Coating - Perfect Painting estimate \$4,598.75.

The total of #3 and #4 is \$10,637.75

Mr. Johnsen moved to approve the proposals in the total amount of \$10,637.75. Mr. Smith seconded and the motion carried without dissent.

5. R - 1277 AS 2B – Deck Coating – Perfect Painting estimate \$8,102.00.

Mr. Svoboda moved to approve the proposal from Perfect Painting in the amount of \$8,102.00. Mr. Smith seconded and the motion carried without dissent.

6. R - 1285 AS 1B – Deck Coating - Perfect Painting estimate \$6,063.75.

Mr. Smith moved to approve the proposal from Perfect Painting in the amount of \$6,063.75. Mr. Johnsen seconded and the motion carried without dissent.

Work in Progress:

1. R – Otis Elevator rehab contracts for \$436,000.00 plus Musco Electric upgrades - \$84,000.00.
3874 TG - Start date 9/24. (work in progress).
3711 TG and 3425 are scheduled for November and December.

2. R - 3535 TG - 4A / 4B / 4C – Contractors: AMAC and Perfect Painting - Balcony rehab projects.
Total Cost \$69,910.75 (work in progress).
3. R - 1285 AS 1B – Contractors: AMAC and Perfect Painting - Balcony rehab
\$18,048.75
(work in progress).
4. R - 1277 AS 2A -Contractors: AMAC and Perfect Painting - Balcony rehab
\$20,880.00
(work in progress).
5. R - 3663 TG 1B – Installation of new flashing , paper stucco and paint around
leaking window. Contractor
Five Star \$9,650.00. (work in progress).

Completed Items:

1. R – 3535 TG – Contractor: Otis Elevator - Safety and Technical upgrades
(Completed).
2. R - Asphalt replacement - Entry 3. Contractor: SVP \$5,800.00 (Completed).
3. R- 3288 TG Breezeway recoating – Contractor: Perfect painting \$37,850.00
(Completed).

GOVERNING DOCUMENTS

No report

OLD BUSINESS

These items were discussed earlier in the meeting.

NEW BUSINESS

None

ANNOUNCEMENT

The next regular board meeting: Thursday, November 16, 2017 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:55 p.m.

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