

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 19, 2015 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Dale Smith, Jerry Cruson, Jill Alley and Ellen Dietschy were also present. Six resident members were also 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.

APPROVAL OF THE MINUTES

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of October 15, 2015. Hearing none, he declared them approved as written and reviewed.

Mr. Rowe asked for any additions or corrections to the minutes of the special session Board meeting of October 29, 2015. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

Gerald Wheaton – Mr. Wheaton is concerned about traffic in his entry. Cars are speeding, especially a red car with a hatchback. He wanted to know if the Mutual could install speed bumps. Mr. Rowe stated that the Board will discuss this matter.

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that as of October 31st, 2015, the operating expenses YTD were \$493,167. They were over budget by \$2,121. Revenue exceeded expense by \$61. The operating fund ending balance was \$99,021. This was \$576 per manor. This was due to termites and carpentry repairs. The reserve expenses for September were \$577,795. The Mutual was over budget by \$198,379. The expenditures over revenue was \$162,376. The reserve funding balance was \$1,060,743. Again, carpentry was the main problem. This represents \$6,167 per manor. The total fund balances was \$1,159,764. As of December 31, 2014, the Mutual has \$166,399 less funds. This was due to the roofing project.

PRESIDENTS' FORUM

Mr. Rowe reported that the final contract was let for Tim O'Keefe as the new CEO. The Presidents' Forum meets in 2 parts. The first hour of the meeting consists of strictly the Presidents of Rossmoor without any staff or GRF employees present. The second hour of the meeting includes GRF and staff and they discuss Mutual concerns. The presidents established a sub-committee. This committee will meet with liaison members of the

GRF Board to keep communications open. I.D. cards to the Fitness Center, pool, and guest fees were discussed. No decision was made.

There was a report on water usage from the Mutuals and GRF. The golf course has done quite well. Various Mutuals have done well, too. Landscaping has been converted to low water usage by removing turf. There was a discussion on solar. Mutual 48 has gone far with this topic. There is a new moderator needed for the Presidents' Forum as Barbara El-Baroudi is no longer president of SWCM.

LANDSCAPE REPORT

Mr. Rowe reported that the committee did a final evaluation for MOD rehab areas. Mr. Ormond reported that some of the projects include Entry 5 which will have the entrance done, Entry 6 - the 3-story building. There will be refurbishing of bark and replacing 3" cobbles to 6" cobbles throughout the Mutual. There are various other projects. There was also a tree report from ED Waraner.

Mr. Rowe reported that there is a proposal for the dying pine tree behind 3606 Terra Granada. The committee felt that the tree isn't dead and will address this again next year. There is another dead pine tree at 3838 Terra Granada. Waraner will remove it for \$1,500. The committee thought this one should be removed. The Board did not object to it. The Board received a list of recommendations from the landscape committee and there were no objections to the committee's recommendations. The price to do all the work would be \$16,900. That would put the Mutual \$8,000 over budget for this year.

Mr. Smith moved to accept the proposal from Ed Waraner for various tree work in the amount of \$16,900. Ms. Dietschy seconded and the motion carried without dissent.

Mr. Rowe asked for a motion for entry 5.

Mr. Smith moved to accept the proposal from Ed Waraner to remove 4 trees and to grind the 4 stumps in entry 5 in the amount of \$3,325. Ms. Alley seconded and the motion carried without dissent.

Mr. Rowe stated that he thinks the Mutual will spend a lot less money next year on trees and that will help with the budget.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3874 TG Building – Beam Dry rot. (work in progress by AMAC)
2. Entry 5 guest parking. (Five Star to schedule work after trees are removed).
3. Carports – 61 new LED Light Fixtures – (Sang Electric to begin installation 11/23/15).
 - (latest update- will start on 11/30/15-doesn't want to start Thanksgiving week)
4. 1261 AS - Foundation Repair (proposal presented to the Board).

- \$4,495 Five Star – Board will wait until Rick gets more bids.
5. 3401 TG 2A – Balcony wall water intrusion and dry rot around window. Destructive testing completed, engineer report complete (proposal presented to the Board). Mr. West presented a proposal from AMAC in the amount of \$5,989 and from A&R Construction in the amount of \$6,100.
 - Ms. Alley moved to accept the proposal from AMAC for \$5,989. Mr. Smith seconded and the motion carried without dissent.
 6. Mailbox Replacement estimate. (proposals presented to the Board). Mr. West presented proposals from Five Star for \$7,875 and MOD for \$7,500.
 - The Board will address this at a later date.
 7. 3425 TG 2B – Deck Coating.
 - The Board will hold off so Mr. West can get another bid.
 8. Alan Matthews' deck – tile on the back deck. If the tile is pulled up, MOD will fix the underlayment and install the standard coating.

Follow Up:

1. 3206 TG 1A – Repair dry rot around new window installation. Custom Exteriors (completed).
2. 3773 TG Carport rehab – Dry rot repair around window AR Construction (completed).
3. Balcony and Scupper re inspections (additional balcony shoring work will continue during winter as needed).
4. On wait-list to borrow lift to complete painting on tower gutters.
5. 3852 TG 1A/1B -Deck dry rot repairs AMAC and Deck coating Perfect Paint. (Completed).

Mr. West reported that the gutter spot cleaning is completed. Mutual-wide cleaning will be done in January. Mr. Donner suggested that if there is a problem with a gutter prior to the major cleaning, the resident should call MOD and a spot cleaning can be done. There is no date for the elevator repair yet. Once scheduled, the residents will receive a 30-day notice.

Mr. Rowe reported that he signed the proposal for 3747 Terra Granada 2A in the amount of \$900 for the retaining wall around the A/C unit. They use pressure-treated wood.

EMERGENCY PREPAREDNESS COMMITTEE

The Board reviewed the carport storage proposed amendment for emergency preparedness containers.

Ms. Dietschy moved to accept the proposal and to have it mailed to the membership for the 30-day comment period. It is to be mailed after the holidays. Ms. Alley seconded and the motion carried without dissent.

ALTERATIONS

Ms. Alley reported that from May through November 9, 18 applications were processed, 13 permits were issued, and 18 completed.

GOVERNING DOCUMENTS

Mr. Cruson reported that the attorneys put together a packet to be sent to owners with information, a cover letter and a ballot to vote on solar panel installations. The packet also includes a proposed amendment to the CC&Rs.

Mr. West is to find out if the roof can support solar panels. Mr. Rowe shared his concern about how the panels will be attached to the roof. Mr. West reported that the roofs have a warranty and DuraLast has said that they can reseal and reinstitute the warranty after the panels are installed. There will be a cost for this service.

Mr. Rowe called for a motion stating the Board's intention regarding the solar panels.

Mr. Cruson moved that the Board accept the work of the Documents Committee on the solar panels and organize informational meetings for members. Ms. Dietschy seconded and the motion carried without dissent.

The ballot and packet will not go out until after the informational meetings occur.

OLD BUSINESS

None

NEW BUSINESS

Mr. Cruson reported that there were letters in the Rossmoor News about getting rid of leaf blowers. Mr. Rowe reported that he had asked a landscape contractor how leaves would be cleaned if they don't use a blower. The contractor said that they really couldn't manually pick them all up. They wouldn't even bid that type of job.

ANNOUNCEMENT

The next regular board meeting: Thursday, December 17, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:55 p.m.

/s/ _____
Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy