

## MINUTES

### WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, DECEMBER 18, 2014 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Alan Matthews, Jerry Cruson, Russ Cunningham and Ellen Dietschy were also present. Five 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, Administrative Secretary.

Excused: None

#### APPROVAL OF THE MINUTES

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of November 20, 2014. Hearing none, he declared them approved as written and reviewed.

Mr. Rowe asked for any additions or corrections to the minutes of the executive session Board meeting of November 20, 2014. Hearing none, he declared them approved as written and reviewed.

Mr. Rowe asked for any additions or corrections to the minutes of the executive session Board meeting of July 17, 2014. Hearing none, he declared them approved as written and reviewed.

#### MEMBERS' FORUM

None

#### SECRETARY'S REPORT

No report

#### TREASURER'S REPORT

Mr. Cruson reported that the operating fund as of November 30 has expenses of \$542,259. This is \$23,231 over budget. However, operating revenue has exceeded expenses by \$76,113. The operating balance is \$100,582. The reserve fund expenses are \$473,247. The expenditures exceed revenue by \$137,627. The reserve fund balance is \$1,262,187. The total fund balance for operating and reserves is \$1,362,769.

Mr. Cruson reported that he signed the audit proposal from Walters & Kondrasheff for the next three years. He and Paul Rosenzweig will meet with the auditors before the report is final.

#### PRESIDENTS' FORUM

Mr. Rowe reported that the insurance broker, A. J. Gallagher, stated that the fees will be lower next year. It should be close to a 24% reduction. The market was more competitive. There is no change in Earthquake Insurance as it is still prohibitive. The Presidents' Forum is still

discussing golf cart registration. Currently, there is no need for Mutual 70 to be involved in this program.

### LANDSCAPE REPORT

Mr. Rowe reported that Steve Ormond, Ed Waraner, and the committee walked the Mutual. Building clearance needs to be done involving the removal of some trees and some limbs. The committee reviewed and recommends that the Board adopt all of the proposals presented by Waraner Tree Service for a total of \$12,865. The work can be done as soon as the Board adopts them, barring any emergencies.

Mr. Cunningham motioned to approve \$12,865 for tree trimming and tree removals per the proposals presented by Waraner Tree Service. Mr. Matthews seconded and the motion carried without dissent.

Mr. Rowe reported that rehab work has been done and will continue into next year, depending on the weather.

### MUTUAL OPERATIONS REPORT

Mr. Rowe introduced Jill Alley and Herb Salomon. They are serving on the building committee.

Mr. West presented his report as follows:

#### Work in Progress:

1. 3644 1B – Roof warranty issue. Broken weld at vent seam. State roofing to complete all needed repairs under warranty.
2. 3288 TG /3874 TG - Installation of Sump Pumps in elevator pits. Stoddard Plumbing is putting together proposed plan for above ground exterior pumps with feeder hose and manual switch on the outside, which will then run to sewer.
3. 3773 TG. Beam & Deck repair – AMAC found new dry rot above balcony level. Cost \$3,800 C/O. New window and slider on order. cost \$6,560.35. Perfect Paint scheduled for 12/13 (rescheduled for the 20<sup>th</sup>) for deck coating. Bertolami Engineering has been revising structural plans as needed.

*Mr. Cunningham wanted to know the total cost. Mr. West reported it will probably be close to \$30-\$35,000 when done.*

4. 3711 4C Rear Balcony Beam and Arbor dry rot repair – Betolami engineering created scope of work. Estimates AMAC \$5,447. Toupin \$4,630. Toupin got the job and scheduling repairs.

*Mr. Cunningham motioned to approve Toupin's proposal in the amount of \$4,630. Ms. Dietschy seconded and the motion carried without dissent.*

5. Hose Bibs - Davis Plumbing to replace all non - balcony hose bibs as directed by board.

Work started 11/17.

6. Balcony Scuppers - MOD inspecting all balcony scuppers as directed by board. – In progress.
7. 3230 TG 1B – Deck dry rot – replace ply, 2 joists. Paint estimates Toupin \$7,280. AMAC \$5,480 (Presented to Board)

*Mr. Cruson motioned to approve the proposal from AMAC in the amount of \$5,480. Mr. Cunningham seconded and the motion carried without dissent.*

*Mr. Matthews motioned to approve the proposal from Perfect Painting in the amount of \$4,930 to do the coating on the deck. Ms. Dietschy seconded and the motion carried without dissent.*

8. 3535 TG 1C - Recoat deck due to bubbling and seam splits – Perfect paint Fire coat system estimate \$4,427.

*Ms. Dietschy motioned to approve the proposal from Perfect Painting in the amount of \$4,427. Mr. Cunningham seconded and the motion carried without dissent.*

#### Follow Up:

1. Smoke Detectors – All Clear has completed all available residents. All Clear to present roster with all units not responding.
2. 3773 TG – 6”foundation concrete curb – Estimates Gauthier’s \$5,358 Five Star \$4,620. (Presented to Board) Mr. West suggested coating over foundation, chicken wire and concrete over foundation. Foam to be squeezed in between wire.

*Mr. Cunningham motioned to approve the proposal from Five Star Painting in the amount of \$2,120. Mr. Matthews seconded and the motion carried without dissent.*

#### EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported substantial interest from entry 5 for Map Your Neighborhood. She is looking forward to working with them. Ms. Dietschy presented photos of storage units to hold emergency supplies. The Board will review them.

#### ALTERATIONS

Mr. Matthews reported that 16 alterations are in progress and 14 have been issued permits.

The Board discussed materials to be allowed for front doors.

Mr. Cunningham motioned to allow both fiberglass and wood on the front doors. Mr. Matthews seconded and the motion carried without dissent.

### GOVERNING DOCUMENTS

Mr. Cruson discussed Ms. Dietschy's letter from last month's meeting regarding the membership cleaning up areas. The Board agreed to table this until the January 2015 Board meeting.

### HELSING REPORT

None

### OLD BUSINESS

Mr. Rowe reported that the GRF Trust Agreement Committee has finalized its review. The President of the Board will receive a 10-page document and the Board will need to vote on it.

### NEW BUSINESS

Mr. Cunningham reported that he will be resigning from the Board in the next two weeks due to the sale of his home. Mr. Rowe thanked him for his service to the Board and the Mutual.

Mr. Rowe will place an article in the Rossmoor News and approach people to inquire if they are interested in filling the vacated position.

### ANNOUNCEMENT

The next regular board meeting: Thursday, January 15, 2015 at 2:00 p.m. in the Board Room in Gateway.

### ADJOURMENT

Having no further business, the meeting adjourned at 3:20 p.m.

/s/

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Ellen Dietschy, Secretary  
Walnut Creek Mutual Seventy