

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, FEBRUARY 16, 2017 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

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

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor, Rebecca Pollon, Landscape 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 January 19, 2017. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

None

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Smith reported that for the month of January, the operating fund ending balance was \$56,875. The reserve fund ending balance was \$1,023,453. The ending balance for both funds was \$1,080,328.

Mr. Smith reported that they are going to reevaluate the 10-year spending plan, due to so much going on. The plan that was approved last June has evolved. The Board could redirect money to other funds, such as the operating fund.

PRESIDENTS' FORUM

Ms. Alley reported the insurance broker gave a presentation. Tim O'Keefe gave a presentation on the access control plan. The GRF Board discussed it at their meeting.

LANDSCAPE REPORT

Mr. Rowe reported that the committee is accepting requests for landscape work. The committee will no longer use the term "drought" because of all of the rain.

Bright View, the Mutual's landscaping company, has not had an increase in their contract since 2011. Therefore, there has been a 4% increase to their contract. The Board agreed it was overdue.

Mr. Ormond reported that there had been a flood from some clogged drains. Roto Rooter has cleaned them out. There is a special contract with Bright View to check the irrigation system. They check monthly by turning them on and off to see if there are any breaks. The committee will review to see if this is still necessary. MOD has the ability to do this, but not on a monthly basis.

Mr. Rowe moved to approve the general landscape contract from Bright View. Mr. Smith seconded and the motion carried without dissent.

MUTUAL OPERATIONS REPORT

Ms. Alley stated that Mr. West monitors and advises the Board on many items.

Action Items:

Mr. West asked the Board if they are thinking about signing with Otis Elevators to have the two additional elevators done. That would be a total of four elevators to be done by Otis. If the Mutual waits until next year, there will be an increase in the price. After discussion and noting that the Mutual can save 10% by completing these elevators in 2017 instead of 2018,

Mr. Smith moved to have Otis do all four elevators in 2017. Mr. Rowe seconded and the motion carried without dissent.

The Board specified that they want all of the elevators done and completed in 2017.

There was a domestic main line break at entry 3. Roto Rooter completed the repairs. An estimate from Five Star was presented to the Board for the street repairs.

Ms. Dietschy moved to approve the proposal from Five Star in the amount of \$6,695 to replace the asphalt at entry 3, Terra Granada. Mr. Smith seconded and the motion carried without dissent.

Mr. West reported that he has received the first estimate at \$55,000 for the Iron Rail Painting Project. Approximately \$69,000 has been budgeted for this project.

Mr. West is waiting for proposals for the carport DuraLast Project.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported that there was a wonderful response to her presentation at the Emergency Preparedness meeting on Monday. She received lots of calls for information. It was very successful.

GOVERNING DOCUMENTS

Mr. Cruson reported that the Mutual sent out proposed policy changes for comments. Five comments were emailed to him regarding section 15.1 (a). The comments were related to the angle stops. The Board also discussed deleting water heaters from the list of items that were included in the policy.

The Board agreed to defer adopting the changes until their next Board meeting on March 16, 2017.

OLD BUSINESS

Ms. Alley reported that the unpermitted hard surface flooring issue on Terra Granada will be resolved. Carpet is to be installed on February 22, 2017.

NEW BUSINESS

The garbage enclosures at entry 4 were discussed. It was suggested that a notice be placed on the enclosures that would state, "Do not place items on floor." It was determined that signs are usually not a very good deterrent. Mr. Cruson stated that the Mutual could use more recycle bins.

ANNOUNCEMENT

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

ADJOURNMENT

Having no further business, the meeting adjourned at 3:24 p.m.

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