

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MARCH 17, 2016 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. Three 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 executive session Board meeting of January 21, 2016. Hearing none, he declared them approved as written and reviewed.

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of February 18, 2016. 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 Treasurer's report has a new format. The report will now be two pages. The second page will list the status of each line item in the budget.

Mr. Smith reported that the purpose of the report is to take the MOD financial information and place it in the spreadsheet so it is easily seen on one sheet.

The February operating fund balance was \$95,507 and the reserve fund balance was \$999,414. The total for the funds was \$1,094,922.

The Mutual is continuing to have problems with dry rot and termites, but there is an aggressive program in place.

PRESIDENTS' FORUM

Mr. Rowe reported that Sustainable Rossmoor will have their first ever Earth Day fair on April 15th. It will be from noon-5 p.m. at Fireside and the patio area. There will be exhibits on display, as well as live raptors and nature talks in Peacock Plaza.

The legal seminar will be held on April 12. This is open to all Board members.

There was some discussion on the golf cart registration. Vehicle charging stations were discussed and it was decided that this is the responsibility of the Mutuals. This is not a GRF issue.

The Liaison Committee will review the charter for its committee.

There was some concern about the perceived increase in crime in Rossmoor.

LANDSCAPE REPORT

Mr. Rowe reported that the committee met on March 8th. Valley Crest introduced their new foreman, Jason. The committee approved landscape rehab work at 3711 Terra Granada, Entry 6 in the amount of \$5,339.

There was discussion about the contract for the raised roots in the parking area at 3288 Terra Granada. The committee thought the proposal was very expensive. Another proposal will be provided.

The committee is still operating under drought conditions so new planting will not be done. A record will be kept of the requests.

Winter rehab will be discussed at the next landscape meeting.

There was a request to increase the selection of plants.

Mr. Ormond reported that the smaller crepe myrtles have been trimmed. Ed Waraner trimmed the taller ones. Mr. Perona advised Steve that plants need more water to get established.

A resident asked if the Mutual could have someone look at his building and steps for termites. Mr. Ormond stated that Valley Crest will check buildings for earth to wood contact.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3401 TG 2A Balcony - Water intrusion and dry rot around window and deck. AMAC Cost \$5,989. Perfect Painting cost \$7,825. AMAC New window installed. Stucco in progress
2. 3625 TG 1B - Beam Replacement under Rear Balcony. (AMAC original contract \$13,195.00.) c/o for additional dry rot found \$8,356.00. Perfect Paint \$4,080.00. Stucco in progress.
3. 105 new Mailbox's and 25 new posts (Five star Contract \$16,875.00) work in progress.
 - Mr. West reported that the mailbox leak at 3773 Terra Granada was corrected.
 - A resident would like to move her mailbox to another location. The owner has the approval of the upstairs neighbor and permission from the post office. The Board agreed to allow it provided it is moved to a place agreed upon by the Board and the owner pays for the removal of the old concrete base and pays for the new post.

4. 3622 TG #2B – Estimates for new Beam, Shear wall, Stucco & Deck coating. Beam replacement bids: AMAC \$13,214.00 / Toupin \$21,800.00 / Empire Works \$8,272.38. Deck coating bids: Perfect Paint \$7,690.00 / Empire Works \$9,486.20 / MacFarland \$8,155.00.

Mr. Smith moved to approve the bid from Empire Works in the amount of \$8,272.38 for beam replacement at 3622 Terra Granada #2B. Mr. Cruson seconded and the motion carried without dissent.

Mr. Smith moved to approve the bid from Perfect Paint in the amount of \$7,690.00 for the deck coating at 3622 Terra Granada #2B. Mr. Cruson seconded and the motion carried without dissent.

5. 2016 Roofing Project – 2 carport build Ups 3711 TG E-6 / 3535 TG E-6 - Budget \$154,000.
All Season Roofing scheduling. Cost \$7,370.00.

- Mr. West reported that he would like them done by May or June.

6. New 3330 TG 2A – Garage exterior stucco damage. Unknown car. (Estimate presented to the Board).

Mr. Smith moved to approve Gauthiers Construction estimate in the amount of \$1,098 for the garage exterior stucco damage. Ms. Alley seconded and the motion carried without dissent.

7. Otis elevator repair needed to IMO Pump 3324 TG & Sump pump work needed at 3874 TG.

- The Board authorized Mr. West to negotiate a fair settlement.

8. 3874 Terra Granada – Otis - sump pump was approved for \$266.75.

Follow Up:

9. 3443 1A – Resale inspection, Specialty installing new window in garage loft. (Estimated completion date 3/22/16).
10. 3711 TG 4C – MOD cleaned downspout and scupper. (Completed).
11. Balcony and scupper inspections ongoing.
12. Installation of new Led light at Entry 5 by Sang Electric (Completed).

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported that she has spoken to a resident about Map Your Neighborhood. He is considering being a host. Many people are elderly so there is a concern that it will be difficult for them to attend a meeting. Ms. Dietschy will follow up.

ALTERATIONS

Ms. Alley reported there were 13 alterations processed, 11 permits issued and 12 alterations completed.

There was some discussion about a unit that will be up for sale and the status of a hot tub. Mr. Rowe will attend the alterations meeting.

There is a resident that has attached a hanging swing to a wooden beam on the deck. This is a non-standard alteration and Mr. Donner will take it to Mr. Parsons in the alteration department.

GOVERNING DOCUMENTS

Mr. Rowe asked for a motion to adopt the amended policy for containers in carports.

Ms. Alley moved to adopt the Amendment to Section 11.2.1 of the Operating Rules which will now allow containers in the carport for the sole purpose of storing disaster recovery supplies. Ms. Dietschy seconded and the motion carried without dissent.

Mr. Rowe asked the Inspector of Elections, Herb Salomon, for the status of the ballots. Currently, eighty-six ballots have been returned. Thirty additional ballots must be returned to meet the quorum requirements of 116 ballots. There was a motion put forth to extend the deadline for the return of the ballots, but the motion failed with two for the motion and three against.

The Board agreed that a final announcement/notice should be mailed to the membership reminding them to return their ballots. They will be reminded that a yes vote does not mean that the owner wants to install solar, but that their neighbors may do so. Mr. Cruson will write the letter.

An article may be placed in the Rossmoor News.

OLD BUSINESS

None

NEW BUSINESS

None.

ANNOUNCEMENT

The next regular board meeting: Thursday, April 21, 2016 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:25 p.m.

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