

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MARCH 19, 2015 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, 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; 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 January 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 regular session Board meeting of February 19, 2015. He declared them approved with corrections.

Mr. Rowe asked for any additions or corrections to the minutes of the executive session Board meeting of February 19, 2015. 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 as of February 28 the operating expenses YTD were \$104,299. This was \$6,090 over budget. Expenses exceeded revenue by \$5,531. The fund per manor was \$543. The operating fund ending balance was \$93,328. The reserve expense was \$53,155 and was \$22,731 under budget. The revenue over expenditure was \$29,891. The fund amount per manor was \$7,285. The reserve fund ending balance was \$1,253,010. The total of the fund balances was \$1,346,338. This is \$20,000 more than at the beginning of the year.

Mr. Mathews reminded the membership that the reserve fund is for known, expected expenses. Mr. Donner reported that Helsing may be contacted to set up an item in the reserves for tree removal.

The Board will meet with Helsing in August and can discuss tree removals at that time.

PRESIDENTS' FORUM

Mr. Rowe reported that the Trust Agreement was discussed. Golf cart registration was discussed. Mr. Rowe reported that this doesn't seem to be an issue for Mutual 70. There will be a legal seminar for Board members on March 24 in the Fireside room at Gateway. There was a water update and a conversation on how to conserve water by changing landscaping. CERT presented an explanation of what they do for emergency preparedness.

LANDSCAPE REPORT

Mr. Rowe reported that the committee will address the question of including a line item in the reserve study for trees. They will need to decide what would go into the reserves vs operating budget. What size and what kind of tree will need to be considered. There are no rehabs yet for the end of the year. They are still soliciting proposals for it. If you have any suggestions, let your landscape representative know. The committee discussed what to do to conserve water. There were some very large leaks in the irrigation system. Entry 7 had three leaks, but they are all repaired now.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3288 TG /3874 TG Elevator pits – New scope out to bid for French drain with storm drain tie –in. (Bids presented to board) Bidding on project: Stoddard, Five Star and Davis Plumbing.

Mr. Matthews motioned to accept the bid from Davis Plumbing in the amount of \$22,871.66. Ms. Alley seconded and the motion carried without dissent.

2. Hose Bibs - Davis Plumbing to replace all non - balcony hose bibs as directed by board. Work in progress. 75% complete. ETC 4/1/15.
3. Balcony Scuppers - MOD inspecting all balcony scuppers as directed by board. – In progress. 80% complete. ETC 4/1/15. Total of 6 found with issues. 3 new scuppers have been installed.
4. 3230 TG 1B – Deck dry rot – AMAC began work 1/16/15. City final inspection 3/3/15. Stucco began 3/5/15. New scupper and new fire system completed by Perfect Paint. (contracts signed 2/19 board mtg.)
5. 2015 Roofing project out for bid. Contractors: Fiala Roofing, All Seasons, Sorenson Roofing and Ben Roofing.
6. 3330 1A & 2A – Alteration window. - Custom Windows began work on 3/9/15. Findings confirmed no paper below window. Est. cost \$650. *The actual cost was \$625.*

Follow Up:

1. 3838 TG 1B – Trellis replacement – Toupin Construction. Cost \$3,725.00. completed on 3/6/15.
2. 3852 TG – Trash Bin Enclosure – Five Star stucco repairs. Completed 3/2/15 Cost \$1,025.00.
3. 3622 TG 1A –Termite damage - Antimite completed all treatment and repairs. New Termite damage found in closet wall of 1B. Est. Cost \$3,370.
4. 3773 TG 1A. (Board to discuss Wall to Wall stucco request) Est. Cost \$1,980.

5. 3330 TG 4B – B&C Garage Door to send estimate for garage door replacement.
(Dry rot at bottom of door)
6. 3852 TG 2A – Trellis Replacement

Mr. Matthews motioned to accept Toupin Construction's bid in the amount of \$3,450 for the trellis replacement at 3852 TG #2A. Ms. Dietschy seconded and the motion carried without dissent.

3773 TG #1A was discussed. Ms. Alley and Mr. Salomon visited the area yesterday. Their conclusion is that the Mutual could be responsible for a small section of the wall. The owner wants the Mutual to pay to have the entire wall textured. The texture is being done because of a leak.

Mr. Matthews motioned that the work should be done that is recommended by the Building Committee to cover the cost of the additional stucco retexturing, but not to exceed \$500. Ms. Alley seconded and the motion carried without dissent.

Mr. West reported that phase 3 roofing will consist of 12 roofs this year. He has one bid now and should have all of the bids by the end of the week. He will put the bids out for the painting of the iron railings after he has all of the roofing bids. He wants to see how much money will be available. There was some discussion on the color of the handrails. Ms. Dietschy reported that when the weather is hot, the metal handrails leading to the homes are impossible to use without gloves. Mr. West suggested a lighter color would reflect the heat so the rails wouldn't be so hot to the touch.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

ALTERATIONS

Mr. Matthews reported that 22 alterations were processed, 15 have been issued permits, and 8 have been completed from September 2014 – March 2015.

Mr. Rowe reported that the residents at 3244 Terra Granada #2A have a front door that needs to be painted. Toupin Construction will contact the owners.

Ms. Alley reported that Ms. Dettlinger's proposed front door is okay per the Building Committee.

GOVERNING DOCUMENTS

Mr. Rowe reported that he has received some phone calls regarding solar panels. He asked Bill Parsons to give TWCM's policy on solar panels to Anne Paone. The Board will have their attorney look at the policy.

HELSING REPORT

No report.

OLD BUSINESS

Mr. Rowe reported that the Board has been asked to vote on the GRF Restated Trust Agreement. The goal is to take the language out of the agreement that no longer pertains to Rossmoor. Originally, if there was dissolution of the Trust, the distribution of funds would be distributed to the oldest Mutuals first. It has been changed so that if there is dissolution of the Trust, the funds would be distributed by unit.

Mr. Cruson motioned to approve the draft Restated Trust Agreement as presented. Mr. Matthews seconded and the motion carried without dissent.

Ms. Dietschy reported that the Dietschy letter will be mailed out before the next Board meeting.

NEW BUSINESS

There will be an article published in the Rossmoor News announcing the Board elections for Mutual 70. There are three vacancies. The incumbents will run again.

Mr. Rowe will work with Anne Paone to compose a letter to be mailed out to the owner of carport #214. He is parking an oversized truck in the carport and it is causing damage to the stucco. The truck has racks on it and the brackets are hitting the stucco.

ANNOUNCEMENT

The next regular board meeting: Thursday, April 16, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:35 p.m.

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