

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 17, 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, Russell Cunningham and Ellen Dietschy were also present. Ten resident members were also present.

Staff was represented by Steve Ormond, Landscape Supervisor; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Excused: Paul Donner

APPROVAL OF THE MINUTES

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

MEMBERS' FORUM

Linda Webster of 3288 Terra Granada, #1C 2 asked for an update on the completion of the roof gutter project. Mr. West reported that MOD is installing larger downspouts and he will follow-up on the status for the next meeting. He will check Ms. Webster's downspouts to confirm they are the larger ones.

Dennis Johnson of 3206 Terra Granada, #1B thanked Ms. Dietschy for her work with Emergency Preparedness. He talked about their meeting when they selected a location that could be used for a gathering place in an emergency. It was in Entry 3. They discussed using a resident's deck. Mr. Rowe explained that the deck would need a stairway and railing installed. There is a drop greater than 6 inches, so a barrier needs to be put in place and it has to be a certain size that wouldn't allow a child's head to pass through, so a child couldn't get by and fall. The Mutual cannot take on this responsibility.

Ms. Dietschy is disappointed that a suitable location has not been found. She would like to have the location looked at and reassessed for usage.

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that the operating fund expenses YTD through March 31 are \$142,600. That is \$1,000 over budget. Operating revenue exceeded expenses by \$26,140. The final balance is \$50,600 in the operating fund. The Reserve expenses are \$78,900 and are under budget by \$12,600. Revenue exceeded expenses by \$12,625. The Reserve fund has \$1,412,439. The Mutual total fund balance is \$1,463,049.

PRESIDENTS' FORUM

Mr. Rowe reported that the new Director of the Waterford, Channa Alperin, was introduced to the presidents.

The Walnut Creek Police Department explained how they plan to be more active in Rossmoor. The Trust Agreement changes are up in the air. It was announced that Mutual 68 will not support the 75/75 proposal. Any Mutual voting no will cancel it.

LANDSCAPE REPORT

Mr. Ormond reported the following:

The landscapers are conserving water as much as they can. Planting will be sparse this year.

Entry Maintenance: Weed control, natural pruning, debris clean up

Tree Maintenance: Yearly tree maintenance is scheduled in October. Please report any tree concerns to your Landscape Representative.

Landscape Rehabs: Please see your landscape committee representative for any landscape rehab. request.

Irrigation: Monthly irrigation system check. Please report any problems in your area. Irrigation is currently turned on.

Weekly Winter Schedule for Maintenance:

Monday: Avenida Sevilla Entry 2
 Terra Granada Entry 8 (Morning)
 Terra Granada Entries 4, 6 & 7 (Afternoon)

Tuesday: Terra Granada Entries 3 & 5

Monthly Irrigation Inspection:

Weeks 1 & 2: Controller 47-1 thru 47-7

Weeks 3 & 4: Controller 47-8 thru 47-12 & 46-1

Mr. Rowe advised that there is an oak tree in the ravine that is falling over. It has left a root ball up in the air. It will be chipped and used as ground cover in the area.

Mr. Cruson motioned to have Waraner Bros. Tree Service remove as much of the stump as possible with a NTE amount of \$4,000. Mr. Matthews seconded and the motion carried without dissent.

MUTUAL OPERATIONS REPORT

Mr. West reported that AMAC/Stoddard is to provide an estimate for the installation of sewer cleanouts. The test building is 3644 Terra Granada. No estimate has been received yet.

Toupin has started installing the windows on 3622 Terra Granada.

Repair of the deck holes is in progress. Residents on the list are being called. Mr. Rowe would like this to stop being repaired intermittently. Mr. West responded that some residents cannot be contacted and that is delaying the repairs. MOD wants access and does not want to have to climb over the fence. Mr. Rowe agreed.

Mr. Rowe asked what the building committee recommended regarding the roofing proposals. Mr. Matthews advised that the committee recommended the lowest bidder. Mr. Rowe asked for a motion to accept the State Roofing proposal.

Mr. Cunningham motioned to accept the proposal from State Roofing in the amount of \$225,000, dated April 15, 2014. Mr. Matthews seconded and the motion carried without dissent.

Mr. West reported that BRS will submit estimates to seal the elevator pits at 3288 Terra Granada. He believes the amount will be between \$10,000-\$15,000.

Mr. Cunningham motioned to approve a NTE of \$15,000 for BRS to seal the elevator pit at 3288 Terra Granada. Mr. Matthews seconded and the motion carried without dissent.

Emergency Preparedness Committee

Ms. Dietschy reported that there will be a meeting on May 5th at Creekside at 9:30 a.m. and will feature Ms. Dietschy as the guest speaker. It will be about people working in small groups and coming up with ideas and things that they think should be done. It is about neighbors working together.

ALTERATIONS

Mr. Rowe reported that a representative of the Mutual meets with all new owners. Recently, there was an issue where the new person could not attend the meeting because she is out-of-state. There is nothing in the policies that says the owner has to be physically present. The owner gave her real estate agent the authority to attend in her place. The agent was asked to do due diligence and see that all of the documents are signed by the owner and faxed back. Mr. Cunningham suggested that this issue be referred to the Alterations Committee to make a recommendation to the Board. Mr. Rowe agreed.

Mr. Matthews reported that there are 12 alterations completed and 17 alterations in progress dated from November 2013 through April 10, 2014. Mr. Matthews will check to see how quickly applications are processed.

Mr. Cunningham passed out some pictures of doors that have windows. The committee wants to give residents some options for putting windows in their doors. They are a general example of the doors, but residents may submit a style that is very close to the options presented. Mr.

Rowe commented that the new policies let the committee decide and present its recommendations to the Board. The Board will look at the pictures and it will be presented next month for a final approval.

GOVERNING DOCUMENTS

Mr. Rowe reported that the new Operating Rules need to be amended. Under the section that addresses Floors, the Board would like to add another section indicated as 1.12.3 which addresses hardwood flooring if there is a complaint or when the unit is sold or is transferred.

Mr. Cruson motioned to send out the new text regarding flooring for a 30-day comment period. Mr. Matthews seconded and the motion carried without dissent.

Mr. Rowe commented that there isn't enough time to send this out for approval at the May meeting, so the Board will probably approve this at the June meeting.

Mr. Matthews read the deck flooring policy regarding residents' responsibility to repair and maintain the deck and patio surface. He feels it needs to be changed. It turns the responsibility of the deck coating over to the owner. Mr. Rowe said the owner is responsible for maintaining it, but the Mutual still owns it.

The Board agreed that this section needs to be clarified. The document committee will review and present new wording.

OLD BUSINESS

None

NEW BUSINESS

Mr. Rowe asked the Board to look at Mr. Hardy's email with the letter and CC&Rs about the flooring issue.

ANNOUNCEMENT

The next regular board meeting: Thursday, May 15, 2014 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

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

/s/

Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy