

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 20, 2017 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dale Smith and Roger Svoboda were also present. Six resident members were present.

Staff was represented by Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor, 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 March 16, 2017. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

None.

SECRETARY'S REPORT

Position vacant. No report.

TREASURER'S REPORT

Mr. Smith reported that the beginning operating fund balance for March was \$66,316. The ending operating fund balance was \$55,625. The beginning reserve fund balance was \$971,389. The ending reserve fund balance was \$990,126. The combined total balance was \$1,045,751.

Note that the first quarter's audit revealed that an electrical invoice for \$9,988 received in 2017 belonged to December, 2016 Reserve costs.

The committee is beginning to plan the 10-year Reserve Spending Plan for 2017.

Mr. Smith asked the Board to approve the 2017-1 Plan. This plan has all 4 elevators listed. Additionally, Helsing has changed values. Other changes were included, too. This assists in budgeting for 2018.

Mr. Smith moved to approve the Reserve Spending Plan 2017-1. Mr. Svoboda seconded and the motion carried without dissent.

There will be a meeting on May 1 to discuss the budget for 2018. Mr. Smith would like the Board to review the 10-year plan to address items at the meeting.

PRESIDENTS' FORUM

Ms. Alley reported there was a discussion on contractors in Rossmoor. Some Mutuals have had trouble with them not following Rossmoor's work rules.

Mr. Preminger is looking into offering Docu-Sign as an option to Boards for signing work orders.

There was an update on Nixle, the new alert system offered at Rossmoor. You can be notified of major events such as flooding, broken water lines and outages.

There is now a monthly report of work orders for presidents.

LANDSCAPE REPORT

Mr. Rowe reported that Carol Weed did a survey of trash bins that the Mutual uses. She suggested having a green bin for household waste. This would reduce the size of landfill bins. If half of the large dumpsters (landfill bins) were the 2-yard size, more recycle bins could then be used.

RecycleSmart would come to the Mutual and post large signs indicating what can be placed in each type of bin. The sign includes graphics, too.

Everything looks good because of the rain.

The committee talked about the "lake" area. It will be addressed once it dries up some. The committee discussed replacing plants. It can be nice to have some hardscape, if done nicely with rocks and chips.

BrightView will do the fire abatement when it is due.

Mr. Smith asked the landscape committee to provide approximate budget numbers for 2018.

Mr. Ormond reported the irrigation is still off, but will be turned on by May.

MUTUAL OPERATIONS REPORT

Mr. West reported the following:

Action Items:

1. R – 3511 TG 1B - Entry Landing - Pedestrian coating - Perfect painting estimate \$975.00. (Bldg. Committee denied mutual paying for alteration – resident responsibility).
2. R- 3663 TG 2A /2B – Elastomeric painting of the wall – Pacific Trim \$2,220.00. (Bldg. Committee denied mutual paying for wall painting-There is a painting project commencing next year.).
3. O - 1289 AS 1A – Five Star estimate for drywall R&R due to water intrusion from ground rain water. \$1,275.00. Servpro and Davis Plumbing invoices to proceed. In the laundry room, need to pull out the water heater and then put back. French drain may need to be installed by BrightView. The wall must be built higher than its current height.
4. R- 3553 TG 1B – Rear deck coating estimate Perfect painting \$1,560.00. This is a maintenance cost. Mr. West does not have all of the facts at this time.

Out for Bid:

None

Work in Progress:

1. R – Carport DuraLast Project. - New roof buildup for 18 carports - All Seasons \$67,332.00. (Scheduled May 8th).
2. R - Iron Rail Painting Project. – CVP \$44,590.00 (Scheduled for May 1st).
3. R- 10 yr. Smoke Detectors – 40 remaining. (Work in progress).
20 of the 40 are scheduled. The Board will receive a list of any that do not get done.
4. R – 3425 TG, 3711 TG, 3335 TG & 3874 TG – Otis Elevator rehab contracts for \$436,000.00 plus Musco Electric upgrades -\$80,000.00. (schedule start date July 1st).

Completed Items:

1. R- 3511 TG 1A – Bad balcony scupper causing damage. AMAC \$10,122. Deck Coating Perfect Painting \$4,860. Stucco & paint AMAC \$1,845. (completed).
2. R- 3288 TG – Dry Rot T & G ceiling boards and concrete breeze by 1A , beam by 4A and stairwell beam by 4 B. Joe Matta Construction. Cost \$30,780.00. (Completed).
3. O – 3663 TG – Water pressure. Davis Plumbing installed booster, Sang Electric completed hook up power supply.
Waiting for invoices for total cost. (Completed).
5. R - Termite damage to carport #278 Entry 8 by 3800 TG - Joe Matta \$6,800. (completed).
6. R – 3535 TG 2C – New Deck Coating on two balcony decks - EmpireWorks cost \$8,023.00. (completed).

EMERGENCY PREPAREDNESS COMMITTEE

No report.

GOVERNING DOCUMENTS

Hard-Surface Flooring Policy - Ms. Alley suggested removing the section at the end of policy #1.12.1 which reads: MOD must be informed of the date and time of installation so that inspection of the materials and installation can be made.

The Board agreed to the change.

Mr. Svoboda moved to adopt all the policy changes and to send out the final policies to the membership. Mr. Smith seconded and the motion carried without dissent.

OLD BUSINESS

Ms. Alley reported that there is a vacancy on the Board due to Ms. Dietschy's resignation.

NEW BUSINESS

Mr. West has been asked to do a 10-year spending plan for all of the Mutuals. He is basing them on Mr. Smith's template.

Mr. Saloman reported that solar panels on the roof require a vote of 67% of the membership per Davis-Stirling civil code. The Solar Rights Act was produced by the state in 1978. Some things conflict with Davis-Stirling. There is a bill before the assembly that will remove the 67% requirement. It needs to be voted on. The resident will still need to go through the Board and the Alterations Department.

Mr. Saloman will keep the Board posted on this issue.

ANNOUNCEMENT

The next regular board meeting: Thursday, May 18, 2017 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:10 p.m.

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy