

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 21, 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, and Ellen Dietschy were also present. Jill Alley was excused. Eleven 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 regular session Board meeting of March 17, 2016. Hearing none, he declared them approved as written and reviewed.

Mr. Rowe asked for any additions or corrections to the minutes of the Special Board Meeting of April 5, 2016. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

Roger Swoboda – Mr. Swoboda was concerned about oak trees dropping messes on his balcony and how difficult it is to clean. This is due to the type of surface on the floor. Mr. Donner advised that there isn't anything that the Mutual can do. He suggested that Mr. Swoboda might speak to Kevin Hughes from Perfect Painting to have him look at the balcony floor to see if anything can be done to make it easier to clean.

Judy Dettlinger – There was a termite report done from when the new owner purchased the unit. She submitted a letter asking to have the whole building inspected. She was advised it will be discussed later in the meeting.

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson and Mr. Smith reported that as of March, the operating fund had a beginning balance of \$95,507. The ending balance was \$104,711. The reserve fund had a beginning balance of \$999,414. The ending balance was \$1,021,459. The combined accounts had a total of \$1,126,170. This was a \$30,000 increase from the previous month.

PRESIDENTS' FORUM

Mr. Rowe reported that Mutual 68 voiced their opinions regarding the Alamo Square Development. Mr. Donner advised Mr. Rowe that it cannot be seen from Mutual 70.

Solar Panels were discussed and Mr. Rowe will report results next meeting. Contra Costa Sewer District gave a report. Major blockages are from handy wipes and things that shouldn't be flushed down toilets. There was a discussion on Mutual ownership and the use of Designated Occupant and the Co-Occupant designation. Some people apply so the owner can add them and they can use the facilities in Rossmoor. As a direct result, the event center is sometimes over crowded. Creating a noise policy was discussed. It would address noise created when construction is going on in other units.

LANDSCAPE REPORT

Jackie Smith attended the landscape committee meeting. Everything looks wonderful. The committee would like to plant new things, but it still depends on the drought.

Mr. Ormond reported that Rich Perona is retiring in May. Rebecca Pollon will take his position. In the past, she was a foreman for Valley Crest. She will do a great job.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3622 TG #2B – Beam, Shear wall, Stucco & Deck coating project. Empireworks \$8,272.38 / Perfect Paint \$7,690.00. (Work in progress).
2. 2016 Roofing Project – 2 carport build ups - All Season Roofing Cost \$7,370.00. (Scheduled start Date 4/18/16).
3. New Sump pump at 3874 TG Elevator pit. Davis Plumbing & Otis Elevator (Scheduled for 4/22/16).
4. 3711 TG 1A – New Deck coating (estimates) Perfect Paint \$6,050.00 /Toupin \$8,827.50 / EmpireWorks \$8,875.62./ McFarland \$7,200.00.

Mr. Smith moved to approve the proposal from Perfect Paint in the amount of \$6,050. Mr. Cruson seconded and the motion carried without dissent.

5. 1289 AS 1A – Termite and Dry rot damage. Antimite approved for \$2,950.00 for treatment only. MOD & Five Starr to complete dry rot issues.
 - Eldon Rowe already signed Antimite proposal for \$2,950.

Mr. Smith motioned to approve MOD to do repair with a NTE of \$3,000. Ms. Dietschy seconded and the motion carried without dissent.

6. 3443 TG 2B – Deck Beam Dry Rot due to scupper - Received engineer's report. (Out to bid). Perfect painting Deck est. \$4,660.00. No estimate for dry rot repair yet.

Follow Up:

1. 105 new Mailbox's and 25 new posts .Five star Contract \$16,875.00. (completed).
2. 3206 TG 2A - Leak in kitchen wall and sub area Emegency resale autho's signed. Cost to date \$3,844.35. Davis Plumbing / Steamatic/ Five Star (Work completed except for Termite Treatment).
3. New 3330 TG 2A – Garage exterior stucco damage. Gauthier's cost \$1,098. Car unknown. (completed).
4. 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. (completed).
5. 3625 TG 1B - Beam Replacement under Rear Balcony. (AMAC cost \$21,551.00) Deck coating complete. (Perfect Paint cost \$4,080.00). Stucco in progress. (complete).
6. 3443 1A – Resale inspection, Specialty installing new window in garage loft. (completed).
7. 3288 TG Guest parking / Tree – estimates Five Star \$8,500.00 (complete) or \$4,625 (partial) repairs.

Mr. Smith moved to approve Five Star's proposal in the amount of \$4,625 for partial repairs. Ms. Dietschy seconded and the motion carried without dissent.

Mr. West reported that the deck coating in some breezeways is smooth from wear and tear. The Building committee will discuss using the granules coating.

Regarding 3206 T.G., Mr. West reported that the termite company usually does the outside perimeter of the entire building. He recommended doing an inspection of the exterior of the building. The termites did not progress to the upstairs unit that shares the wall.

Mr. Rowe stated that the inspection should be done for now and the Building Committee can review the results.

Mr. Smith gave a follow-up report for #7 on Mr. West's report. The soil over the tree roots should be covered with new dirt and not paved over. Install a curb and the parking space should be shortened and marked as well.

Ms. Alley reported that some mailboxes on entry 2 have not been replaced. Mr. West said they are complete now.

Mr. West will check to see if two new mailboxes in Mutual 5 were done as part of Mutual 70's proposal.

Mr. West reported that the notices for the elevator replacement will be sent out in June for the July start date. Securitas is notified so they can help residents, if need be.

The balcony and scupper inspections are ongoing and there are only nine (9) left to inspect.

Ms. Dietschy reported that some numbers have fallen off the new mailboxes. Mr. West is working on this issue. The Rotary Club produces the plates and Five Star installs them.

The Board needs further discussion on this matter.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

ALTERATIONS

Mr. Cruson wanted to know if it is okay to install laminate flooring. Mr. Rowe responded yes as long as the owner is following the rules.

Mr. Rowe reported there were 15 alterations processed, 9 permits issued and 19 alterations completed.

GOVERNING DOCUMENTS

Mr. Cruson reported that there are no changes pending.

Mr. Rowe reported that the amendment to the CC&Rs failed due to the lack of a quorum. There will be an article in the Rossmoor News.

Mr. Cruson reported that there should be a date on the policy amendment that was recently mailed to the membership. Mr. Cruson would like the total pages for operating Rule #11.0 mailed to the membership instead of just the amendment. It will be mailed out in the next few weeks.

OLD BUSINESS

None

NEW BUSINESS

Mr. Rowe reported that there will be an election for two (2) Board members. There will be an article placed in the Rossmoor News. Mr. Herb Salomon will be the inspector of Election. The annual meeting is on June 17.

ANNOUNCEMENT

The next regular board meeting: Thursday, May 19, 2016 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:05 p.m.

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