

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 17, 2018 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dale Smith, Dennis Johnsen, Roger Svoboda, and Patricia Hart were also present. Thirteen resident members were 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

Ms. Alley asked for any additions or corrections to the minutes of the regular session Board meeting of April 19, 2018. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

Members Forum was held. Hard-surface flooring was discussed. The resident wanted to be sure that these floors meet the acoustic standards once installed. Mr. Donner reported that MOD can check as it is being installed, but MOD would have to be notified.

A resident asked when garage doors will be replaced. Mr. Smith reported that they are scheduled for 2019, but the Mutual may begin in 2018.

A resident commended the Governing Docs Committee for all of its work in creating the Solar Policy,

SECRETARY'S REPORT

None

TREASURER'S REPORT

Mr. Smith reported the operating fund ending balance for April is \$11,344. The reserve balance is \$666,226. The combined ending balance for both funds is \$677,570.

LANDSCAPE REPORT

Mr. Ormond reported that Board Director Hart attended her first committee meeting. The committee accepted the goals and practices presented by Dale Smith. Mr. Smith stated it was really a job description for the Board member attending the committee meetings. The BrightView proposal for 3270 Terra Granada was expanded.

MUTUAL OPERATIONS REPORT

Mr. West reported the following:

ACTION ITEMS: Proposal review and Approval

None

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 3838 TG 1A/1B /2A- Balcony Rehab Project - Contractors: AMAC , Perfect Painting and Ahumada Construction- (Stucco work completed, Deck recoating in progress). Cost \$44,853.00
2. 3258 TG 2A – Resale –For repairs to dry rot in walls and balcony. Contractor: Specialty (Work in progress). Cost \$26,600.00

Mr. West reported that Jim Hogue completed the balcony inspections, except for the 3-story buildings. The Mutual has always been transparent regarding past deck/balcony repairs. Mr. West briefly explained the new SB721 “Balcony Bill” that is currently being considered by the California legislature. It is expected that it will pass. This will require stairs, breezeways, decks and balconies or anything that raises a human 6 ft off ground level in a multifamily unit to be inspected every 6 years. MOD has general contractors in the valley that can do the inspections. They will look for dry rot, metal fatigue and any concrete issues. Repairs must be done within 12 months of discovery. The Mutual should include a new category in the reserve study for balcony inspections. The cost would be approximately \$6,900 per year over a 5-year period. Helsing will use 2.40 in 2018 for inflation and 3.20 in 2019.

GOVERNING DOCUMENTS

Mr. Svoboda reported the Board received seven comments on the Solar Policy draft. The committee incorporated two of the suggestions.

Mr. Svoboda moved to adopt the Solar (SES) Policy as presented. Mr. Smith seconded and the motion carried without dissent.

Mr. Svoboda thanked his committee.

OLD BUSINESS

None

NEW BUSINESS

Mr. West reported to the Board that there are 7 double doors for a cost of \$1,400 each and there are 72 single doors for a cost of \$970 each. This is a total of \$79,640.

ANNOUNCEMENT

The next regular board meeting: Thursday, July 19, 2018 at 2:00 p.m. in the Board Room at Gateway.

The next meeting: Annual Meeting – June 15, 2018 at 10:00 a.m., Fireside Room-Gateway

ADJOURNMENT

Having no further business, the meeting adjourned at 2:45 p.m.

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