

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 18, 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. Five resident members were present.

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

Eldon Rowe, Landscape Rep was also in attendance.

APPROVAL OF THE MINUTES

Ms. Alley asked for any additions or corrections to the minutes of the regular session Board meeting of April 20, 2017 and the Special Board meeting of May 1, 2017. Hearing none, she declared them approved as written and reviewed.

MEMBERS' FORUM

A resident brought up a concern about drainage, noting that a French drain near the building was clogged. Mr. Ormond explained that not all buildings have French drains. Lodi is placed near the buildings to protect the building from mud splashing back onto it. There is a huge underground system to handle drainage.

A resident inquired about gutter cleaning. He was advised that the rear balcony gutters are the resident's responsibility. Ms. Alley reported that the Board is considering having the Mutual take over that responsibility, but it may be too costly.

Mr. West reported that he has a current bid of \$19,000 to do the gutters and \$16,000 to do balcony gutters.

SECRETARY'S REPORT

Position vacant. No report.

TREASURER'S REPORT

Mr. Smith reported that the ending operating fund balance for April was \$55,671. The ending reserve fund balance was \$1,025,197. The combined total balance was \$1,080,868.

There have been two meetings to decide what the 2018 reserve funding should be. Once the Board has determined the numbers, they will present the final to Mr. Donner to see if everything is on track.

PRESIDENTS' FORUM

Ms. Alley reported she attended the meeting on April 24. There was a discussion of the RecycleSmart program. The Mutuals can request a twice weekly pick up for no additional cost.

Mr. Donner reported that RecycleSmart will be at the Presidents' Forum on Monday, May 22nd.

Ms. Alley stated that there was more discussion on contractors not following Rossmoor rules. A letter has been sent to three of the main realtor companies. The purpose is to ask agents to assist in addressing the problem of contractors who persist in ignoring Rossmoor Work Rules. Many times it is the agent that has given the resident the name of a contractor.

Mr. Donner explained that MOD works on a not-for-profit basis. If there is a surplus of cash, it is refunded back to the Mutuals on a per manor basis. This year \$140,000 will be refunded.

There will be a presentation on insurance in the Fireside Room on June 1st.

LANDSCAPE REPORT

Mr. Rowe reported that the committee met last Tuesday and addressed private gardens. Those with previous gardens have aged, as well as the actual gardens, and many residents can no longer maintain them. Private property should not be placed on common area. The committee came up with wording to clarify the current policies, 7.3-Personal Gardens and 9.5-Plant Containers.

The committee has put replacement of plants back on their agenda. BrightView was asked for bids. The committee is accepting requests from residents.

Mr. Ormond reported that the irrigation is up and running. If a resident sees any issue, please report it to the work order desk.

The Board will review the suggested text changes to the landscape policies.

MUTUAL OPERATIONS REPORT

Mr. West reported the following:

Action Items:

1. R- 3553 TG 1B – Rear deck coating estimate Perfect painting \$1,560.00.

Mr. Svoboda moved to approve the estimate from Perfect Painting Inc. In the amount of \$1,560.00. Mr. Smith seconded and the motion carried without dissent.

Out for Bid:

1. R- Breezeway recoating – waiting for estimates from Perfect painting and Empireworks.

Work in Progress:

1. R – Carport DuraLast Project. - New roof buildup for 9 carports - All Seasons \$34,506.00 (Project started on May 8th).

2. R - Iron Rail Painting Project. – CVP \$44,590.00 (Project started on May 1st).
3. R – 3425 TG, 3711 TG, 3535 TG & 3874 TG – Otis Elevator rehab contracts for \$436,000.00 plus Musco Electric upgrades -\$80,000.00. (schedule start date July 1st).
4. R - 3258 TG 2A – Rear deck recoating Perfect Painting - Cost \$9,070.00 (work in progress).

Completed Items:

1. O - 1289 AS 1A –drywall damage due to water intrusion from ground rain water. Fire Star, ServPro and Davis Plumbing Cost to date \$2,440.00 (completed).
2. R- 10 yr. Smoke Detectors installed by All Clear (completed). – 30 units non accessible (roster turned over to the mutual).

Ms. Alley reported that a letter should go out from the Board if a resident is not responding to the request to enter the unit to replace the smoke detector with a 10-year detector. Member Records will be asked to check for any family members to contact that might allow entry.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

GOVERNING DOCUMENTS

Ms. Alley reported that there is still a vacancy for a chair.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

The next meeting will be the Annual Membership Meeting: Friday, June 16, 2017 at 10:00 a.m. in the Fireside Room at Gateway.

The next regular board meeting: Thursday, July 20, 2017 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:50 p.m.

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