

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JUNE 16, 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, Jill Alley and Ellen Dietschy were also present. Three resident members were also present.

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager 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 May 19, 2016. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

None

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson stated that Mr. Smith will give the report. Mr. Smith reported that the May operating fund had an ending balance of \$97,327. The reserve fund ending balance was \$1,036,068. The total fund balances were \$1,133,395.

PRESIDENTS' FORUM

Mr. Rowe stated that Ms. Alley attended the Presidents' Forum in his stead. Ms. Alley reported that censorship of Clubs regarding postings was discussed. The golf cart registration will begin on July 1, 2016. Co-occupancy was discussed, as many times it evolves into subleasing. Board presidents were encouraged not to routinely sign the document.

Ten-year smoke alarms were discussed. Mr. Donner stated that if a resident pulls a city permit, they will be required to install an alarm with the 10-year battery.

Mr. Donner advised the Board that smoke detectors are the resident's responsibility. The Mutual changes the batteries as a courtesy. If the Mutual changes out the actual detectors to 10-year ones, they will become the Mutual's responsibility. The Board needs to decide. Mr. Rowe asked that this be placed on next month's agenda.

Ms. Alley reported that Mr. O'Keefe gave a presentation of MCE and clean energy. MCE is a not-for-profit public agency that partners with PG&E to provide electricity generated from more renewable, non-polluting sources.

LANDSCAPE REPORT

Mr. Rowe reported the Valley Crest is no longer the Mutual's landscaping company. They have been purchased and the company is now called Bright View Landscaping Services. The committee would like to continue with the policy of removing dead plants, but not replacing them. The committee approved a proposal from Bright View in the amount of \$4,774.82 to rebuild the retaining wall in Entry 5. It will be a block wall.

The Board questioned why irrigation was going off at 3244 Terra Granada and 3230 Terra Granada for a few hours. Mr. Donner thought it might be a valve and will have this checked out.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 1289 AS 1A – Termite and Dry Rot damage. Antimite approved for \$2,950.00. MOD & Five Star to complete dry rot issues. MOD – NTE \$3,000.00 . New closet doors cost \$2,090.00. New loft window, frame and stucco check request for \$3,120.00 for resident reimbursement. (work in progress).
 - Boydstum Construction Inc. will do the work around the water heater in the amount of \$687.50. Mr. Rowe signed the work order.
2. 3443 TG 2B – Deck Beam Dry Rot due to scupper - AMAC \$ 3,420.00. Perfect painting deck coating \$4,660.00. (work in progress).
3. 3401 TG 1B – Water heater leak ServPro conducting dry out. Residents has put in for Insurance claim. (work in progress).
4. 3206 TG Building - Termite Treatment for building . (out to bid) estimated cost \$11,000.
5. 3244 TG 1B – Rear Balcony dry rot AMAC cost \$1,250. Deck coating estimates (presented to the board.) Perfect Painting \$6,875.00. EmpireWorks \$6,722.40.
 - *Ms. Alley moved to approve the proposal from EmpireWorks in the amount of \$6,722.40 for the deck coating at 3244 Terra Granada 1B. Mr. Smith seconded and the motion carried without dissent.*

Follow Up:

1. 3288 TG Guest parking - Five Star cost \$4,625 . (Completed).
2. Mail box address labels.
 - The Mutual will not pay for the replacement of labels.
3. 3206 TG 2A - Leak in kitchen wall and sub area Emergency resale. Davis Plumbing / Steamatic/ Five Star (completed).

4. The elevator notices were discussed. A notice was shown to the Board and the Board agreed it should go out prior to the first elevator repair. After some discussion, the Board agreed that even though Otis Elevator may be able to do 4 elevators, the down time would be a major burden on residents and the staff that will be assisting residents in getting out of the building. It could be as long as one month due to repairs and state inspections. The Board will stick to its original schedule of 2 elevators this year.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Dietschy reported she has talked to Third Walnut Creek Mutual and may work on three Map Your Neighborhoods for them.

ALTERATIONS

Ms. Alley reported there were 19 processed, 14 permits and 20 completed.

GOVERNING DOCUMENTS

No activity.

OLD BUSINESS

None

NEW BUSINESS

Mr. Rowe reminded the membership that tomorrow is the annual meeting in the Fireside Room at 10.00 a.m. Each committee will give a report.

ANNOUNCEMENT

The next regular board meeting: Thursday, July 21, 2016 at 2:00 p.m. in the Board Room in Gateway.

The annual meeting will be on Friday, June 17, 2016 at 10:00 a.m. in the Fireside Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:48 p.m.

/s/ Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy