

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JUNE 18, 2015 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Eldon Rowe opened the meeting at 2:00 p.m. Directors Alan Matthews, 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 21, 2015. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

Daryl Svoboda, Terra Granada, Entry 3, reported that she wanted to know if any decision had been made regarding the new paint color for the iron railings. She had a petition to present to the Board with member signatures wanting to change the current blue color. They would like to update the appearance of the community and make it easier to touch the rails in the summer months when they get very hot.

Carol Weed, Avenida Sevilla, Entry 2, reported that she is a member of the Solar Rossmoor Club. Mutual 48 had a meeting with residents which was informational and included guest speakers. She thinks Mutual 70 should consider combining with other Mutuels to have a layered scope approach in gathering information.

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that as of May 31st, the operating expenses YTD were \$253,813. This was \$8,290 over budget. Expenses exceeded revenue by \$7,310. The fund per manor was \$533. The operating fund ending balance was \$91,649. The reserve expense was \$91,792 and was \$97,923 under budget. The revenue over expenditure was \$115,866. The fund amount per manor was \$7,785. The reserve fund ending balance was \$1,338,984. The total of the fund balances was \$1,430,633. This is \$104,471 more than the December 31, 2014 balance.

PRESIDENTS' FORUM

Mr. Rowe reported that he cannot attend the next Presidents' Forum, so Ms. Alley will attend in his place. At the last meeting, there was a discussion on the reports that Securitas provides to the Mutuels about events in their communities. Mr. Rowe would like more information on the reports. There was a lot of discussion on vehicle charging. Each Mutual will need to decide on

their individual policy. Mutual 70's policy is based on the individual resident because it is the owner's garage. There was some discussion on placing charging stations around Rossmoor. This is a GRF decision.

LANDSCAPE REPORT

Mr. Rowe reported that the landscape committee met. Work was done on "Mary's Hill" (Entry 7 & 8 on Terra Granada). The committee has a \$7,000 spending limit. There will be retaining walls and gorilla hair placed on this area. There will not be much planting. The Committee went along with keeping the rehab scheduled in December and there will be no replanting until the end of the drought. The committee recommended that rocks and cobblestones be used near the sidewalk areas and that all other areas have gorilla hair.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3288 TG /3874 TG Elevator pits Davis Plumbing – French drain with storm drain tie –ins. 3288 TG Completed. Work started on 3874 on 6/1/15 estimated completion date 6/22/15.
2. 2015 Roofing project Contractor: All Seasons Roofing, started Thursday May 28th. Roof caps will be painted red to match the tile roofing color. Work in process on schedule. Mr. West reported that residents seem to like the way the roofers are working.
3. Elevator Modernization 3330 TG 3288 TG - Present Otis Elevator information and contracts to board.

Ms. Dietschy motioned to adopt the proposal from Otis Elevator in the amount of \$80,619, cab enhancement in the amount of \$19,476, and Muscio Electric in the amount of \$19,975 for a total of \$120,070 for work at 3330 Terra Granada. Mr. Matthews seconded and the motion carried without dissent.

4. 3443 TG 1A - Dry rot plywood. On deck, rebuild Trellis and deck coating bids (presented to board).

Mr. Matthews motioned to adopt the proposal from AMAC in the amount of \$23,884 to rebuild trellis and provide deck coating at 3443 Terra Granada 1A. Ms. Alley seconded and the motion carried without dissent.

5. 3761 TG 1A – Shear wall dry rot – Residents window replacement contractor found dry rot (put back out to bid).

Ms. Alley motioned to adopt the proposal from Slovan Construction in the amount of \$4,175 to remove stucco, repair dry rot and install flashing and building paper, install 3 coats of stucco to match existing and touch/paint new stucco area at 3761 Terra Granada Dr. Mr. Cruson seconded and the motion carried without dissent.

6. 3852 TG 1A – Under floor ductwork damage. Replacement bids. (presented to board)

Mr. Matthews motioned to adopt the proposal from Five Star in the amount of \$3,850 to complete the replacement of duct work at 3852 Terra Granada 1A. Ms. Alley seconded and the motion carried without dissent.

7. Carport stucco damage 3838 TG #214. Five Star to repair. Minor damage.

8. 3874 TG Trash enclosure Stucco repair estimate. (Presented to Board).

Mr. Matthews motioned to approve the Five Star proposal in the amount of \$2,400 for the trash enclosure stucco repair at 3874 Terra Granada. Ms. Dietschy seconded and the motion carried without dissent.

Follow Up:

1. Balcony Scuppers - 15 Balconies were identified as needing follow up inspection. MOD to schedule re-inspections.

Ms. Dietschy motioned to approve the proposal from Perfect Painting in the amount of \$6,980 for resurfacing on the deck at 3443 Terra Granada 1A. Ms. Cruson seconded and the motion carried without dissent.

Mr. Rowe reported that he will ask members at the annual meeting to volunteer for a committee to select a color for the railings. They are currently painted blue.

Mr. Rowe reported that a resident sent a letter to various Mutuals questioning MOD fees because he had been asked if the Mutuals share the fees. Mr. Donner reported that he did not receive that letter. He explained that a complete kitchen remodel can be charged \$400 in fees because there are load calculations and numerous inspections required. A simple standard alteration might have a \$50 fee. Alterations are not budgeted on the coupon. The fees are paid for by the users, not shared. If this was not handled in this manner, it would mean that the fees would be part of the coupon and everyone would pay for them, even if they don't use the service.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

ALTERATIONS

Mr. Matthews reported that 41 applications were processed and 26 have been issued permits from June 2014 – June 2015.

Mr. Matthews stated that front door and hardwood flooring applications should go to the building committee.

GOVERNING DOCUMENTS

Mr. Cruson reported that the committee met last week. The Board discussed rules pertaining to hardware for doors, hardwood flooring, and garage doors. Residents cannot get flooring with the IIC rating of 78. After discussion regarding garage doors, the Board decided that no changes were necessary to this rule. Mr. Rowe called for a motion to approve the changes discussed by the Board and to approve distribution to the membership for comments.

Ms. Alley motioned to approve the changes to 1.8.4-hardware and hinges must have a metal finish, 1.12.1-carpet with padding, delete, 1.12.2 change the IIC rating from 78 to 74, renumber the rules based on the changes, and to distribute them to the membership for comments. Mr. Matthews seconded and the motion carried without dissent.

The changes will be mailed out as soon as Ms. Paone can prepare them. The membership has 30 days to comment.

HELSING REPORT

No report.

OLD BUSINESS

Mr. Rowe reported that a letter will be sent to the owner of the carport where a commercial truck is parking. It is too large for the carport and has caused some damage. The letter will state that a commercial vehicle cannot be parked in the carport, per the Operating Rules, and the owner has 30 days to remove it. Additionally, the Mutual will repair the damage and the owner will be billed for the amount of the repair.

NEW BUSINESS

Mr. Rowe reported that a letter regarding parking on entry roads will be sent to the owner who has been parking there for months. Mr. Cruson has composed the letter and it will be mailed out within the next few days.

Mr. Rowe reported that the TARR Committee has disbanded.

ANNOUNCEMENT

The next regular board meeting: Thursday, July 16, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 4:15 p.m.

/s/

Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy