

## MINUTES

### WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 17, 2014 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, and Ellen Dietschy were also present. Six resident members were also present.

Staff was represented by Paul Donner, Director of Mutual Operations; Steve Ormond, Landscape Supervisor; and Anne Paone, Administrative Secretary.

Excused: Russell Cunningham, Rick West

#### APPROVAL OF THE MINUTES

Mr. Rowe asked for any additions or corrections to the minutes of the regular session Board meeting of June 19, 2014. Hearing none, he declared them approved as written and reviewed.

#### MEMBERS' FORUM

Linda Webster, 3288 Terra Granada 1C – Ms. Webster reported seeing bats under the eaves of her overhang on her unit. Repellant is tried first. If that doesn't work, flashing is installed under the eaves.

#### SECRETARY'S REPORT

No report

#### TREASURER'S REPORT

Mr. Cruson reported that the operating fund expenses YTD through June 30 are \$311,015. That is \$27,626 over budget. The operating fund final balance is \$50,820. The Reserve expenses are \$120,052 and are under budget by \$63,000. The Reserve fund has \$1,462,813. The Mutual total fund balance is \$1,513,632.

#### PRESIDENTS' FORUM

Mr. Rowe reported the Presidents' Forum discussed a concern regarding non-residents going to events that are sponsored by the recreation department. This means that some actual residents cannot go or are placed on a wait list. Going forward, only residents in the system will be allowed to book excursions.

Also discussed was the sale of Central Contra Costa County Waste Authority. The new company is Republic Services. The color of the trash bins will change and the color of the trucks will change. The recycle bin will be blue and the trash bin will be green. No information regarding any change in the cost. They will start to take plastic bags.

#### LANDSCAPE REPORT

Mr. Ormond reported that a tree has fallen and Ed Waraner will take a look at it. Mr. Ormond will check the trees that are closer to the buildings.

Mr. Rowe reported that the landscape committee met. They are finalizing the list of projects for MOD rehabilitation later this year. If a plant is dying or is dead, it will be removed, but not replaced because of the drought. There may be bark placed in the area of removal.

Mr. Rowe asked Mr. Donner about the state regulations regarding watering and Mr. Donner suggested that would be a great question for the Presidents' Forum. EBMUD will have a representative at the meeting and he could be asked how the state regulations affect EBMUD since they are a private company.

There was a discussion of the sprinkler heads over spraying in some areas. Mr. Donner will look at capping irrigation for the Junipers because water is not needed right now for them.

### MUTUAL OPERATIONS REPORT

Mr. Donner reported that Stoddard Plumbing is in the process of installing sewer overflow protection devices (Pop Ups) on all 6 three story buildings. The start date was June 10 and they have completed 4 Pop Ups on buildings #3425. The estimated range is \$1600 to \$2200 per unit.

State Roofing has been on site. They showed up the last day before they would be in breach of their contract. The MOD roofing crew completed phase 1 deck hole repair and has begun removal of downspouts and deck hole repairs in phase 2.

Regarding 3288 Terra Granada installation of sump pump in the elevator pit: Stoddard Plumbing will follow recommendations of Contra Costa County Sewer District for sewer line disposal. They are waiting for permits.

Mr. Rowe reported that State Roofing is starting on Entry 4-Terra Granada, then Entry 7-Terra Granada, then Entry 6-Terra Granada, with the exception of the roofs at 3773 which will be placed on the fourth phase of the roofing.

### EMERGENCY PREPAREDNESS COMMITTEE

No report.

### ALTERATIONS

Mr. Matthews reported that 17 alterations are in progress and 14 have been completed.

Mr. Matthews commented that the meetings mandated with new owners have been good meetings. They had one last week and it was very informative.

Mr. Rowe was concerned that some owners have not attended a meeting. Mr. Donner asked that MOD be provided with a list and letters can be sent advising them they need to attend the meeting. He advised that Tess Molina would be the person attending these meetings because Bill Parsons and Dave Peakes are generally in the field.

### GOVERNING DOCUMENTS

Mr. Rowe reported that the Alterations document did not print correctly. He has asked Mr. Cruson to review and then discuss with Anne Paone and it will be mailed out again. Mr. Cruson is only to check for the correctness of the document, not to edit for changes.

### HELSING REPORT

Mr. Rowe reported that a tentative meeting is scheduled for July 25 at 11:00 a.m. He would like Mr. Donner to attend; however, he has a previously scheduled meeting. They will meet with Rick West and the Board to go over the report.

### OLD BUSINESS

Mr. Rowe reported that the GRF Trust Agreement committee is still on hiatus.

Mr. Rowe asked Mr. Donner to report on Silicon Paving regarding the sealcoat issue and black residue being tracked into homes. Mr. Donner feels that everything has been done to investigate the matter. There were a number of steps taken such as power washing and sweeping and there was no evidence of material coming off. An outside person was asked to check the sealcoat and his opinion was that it was done properly. Mr. Donner thought the only recourse the Mutual had was to engage an attorney if they want to pursue the matter.

There was some discussion about how many complaints were received and when they were received.

A resident had an email that stated that it was most likely the formula that caused the problem.

Mr. Donner said he would do whatever the Board would like him to do. The Board agreed that after they receive all the paperwork connected to this sealcoat project, they will send it to their attorney for review.

### NEW BUSINESS

Mr. Rowe reported that Mr. Cruson created letters regarding enforcement of the Operating Rules. Six residents were sent letters about using their garages for parking and not for storage. Their vehicles are to be parked in their garages.

There was discussion regarding a letter that Mr. Cruson sent to the Board that is a reminder letter for residents to comply with the Operating Rules as they pertain to items on common area property and storage in carports.

Mr. Cruson motioned that the letter be mailed out to the members, as a separate mailing, before the next Board meeting. Ms. Dietschy seconded and the motion carried without dissent.

### ANNOUNCEMENT

The next regular board meeting: Thursday, August 21, 2014 at 2:00 p.m. in the Board Room in Gateway.

### ADJOURMENT

Having no further business, the meeting adjourned at 3:10 p.m.

/s/

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Ellen Dietschy, Secretary  
Walnut Creek Mutual Seventy