

## MINUTES

### WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 19, 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, and Jeff Cheung were also present. Six 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 as follows:

Regular Board Meeting – May 17, 2019  
Executive Board Meeting – May 17, 2018  
Tabulation of Ballots – June 11, 2018  
Annual Meeting – June 15, 2018  
Organizational Meeting – June 15, 2018

Hearing none, she declared them approved as written and reviewed.

#### MEMBERS' FORUM

Members Forum was held. Decks were discussed regarding the surface coating, foam insulation for roofs, falling trees, smoking, and bushes near a mailbox.

A resident commented that her deck was done a few years ago and looks good and is wonderful. Mr. Ormond will send an arborist to check the local trees and he or Curtis will look at the bushes.

#### SECRETARY'S REPORT

None

#### TREASURER'S REPORT

Mr. Smith reported the operating fund ending balance for June is \$12,512. The reserve fund ending balance is \$706,089. The combined ending balance for both funds is \$718,601. The working capital should be about \$100,000. It was in 2017. There were unanticipated expenses that drew down the amount.

#### LANDSCAPE REPORT

Mr. Ormond reported that the committee is finalizing their violation lists for the common areas. They had a discussion regarding the budget. Irrigation is a big item. There are 10 clocks in Mutual 70. Landscaping follows building rehab crews. He will get figures to the Board after he has received a rehab list from Mr. West.

#### MUTUAL OPERATIONS REPORT

Mr. West reported the following:

ACTION ITEMS: Proposal review and Approval

3288 TG 1C Balcony / Deck repair – Contractor AMAC Estimate \$10,210.00  
Still waiting on additional estimates on Deck repair and deck coating.

Per Mr. West, the Board approved.

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 3838 TG 1A/1B /2A- Balcony Rehab Project - Contractors: AMAC , Perfect Painting and Ahumada Construction- Cost \$44,853.00 (Work Completed).
2. 3258 TG 2A – Resale –For repairs to dry rot in walls and balcony. Contractor: Specialty  
Cost \$26,600.00 ( Work Completed).
3. Entry 3 Asphalt patch – Contractor: SVP (Work Completed).

GOVERNING DOCUMENTS

No report in Mr. Svoboda's absence.

OLD BUSINESS

None

NEW BUSINESS

- a. Not addressed because Carol Weed was not in attendance.
- b. Raccoons are getting into trash; will discuss when Carol Weed attends.
- c. Composting – discuss with Carol Weed present.

ANNOUNCEMENT

The next regular board meeting: Thursday, August 16, 2018 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

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

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