

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, AUGUST 15, 2019 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Roger Svoboda, Jeff Cheung, and Herb Salomon were also present. Dennis Johnsen was absent. 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.

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – July 18, 2019

Ms. Alley asked for any additions or corrections to the minutes. Hearing none, Ms. Alley declared them approved.

MEMBERS' FORUM

Resident stated that junipers were gone and he would like some bushes planted in that space. Ms. Alley reported that the Landscape Committee is waiting for budget numbers from the Board before decisions can be made.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung reported the July financials showed a deficit of \$15,000 in the operating fund. The reserve fund has an excess of \$12,500. YTD, the operating fund has a deficit of \$6,159 with an ending balance of \$122,032. The reserve fund has an ending balance of \$782,024.

Mr. Chueng did a presentation on the 2020 coupon ranges. He discussed factors that could affect the price of the coupon. There is the possibility of a \$5,000+ special assessment for each manor. Additionally, the coupon would still need to be increased. He recommended having a Town Hall Meeting to explain the increases. Mr. Donner agreed to do a presentation. It will be held in early October.

Mr. Cheung certified compliance with Civil Code #5500.

LANDSCAPE REPORT

Mr. Ormond reported the committee is deciding on what to do moving forward. They need to know what the budget number will be. They will give priority to the most visible areas.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. Garage Door Replacement - Contractor: B & C Garage Doors -
Entry 5 Garage Door replacement Left side will begin the week of 8/12/19.
(Work is in progress).
2. 3330 TG – Stairway Beam Repair – Contractor: AMAC - Cost
\$9,620.00
(Work Completed).
3. 3535 TG – Dry Rot Beam replacement Project – Contractor: AMAC - Destructive
testing has been completed.
Structural engineer will complete the scope of work - Project will then go out to bid.
(Currently waiting for engineer's report).
4. 1265 AS #1A Main Deck repair and recoating – Contractor: A-One Construction
\$12,987.00.
(Resident is still ill and asking for a September start date).
5. 3352 TG #1A – Dry rot 16 foot Beam and post replacement -
Contractor: AMAC – Cost \$9,108.00. Dry rot found during alteration window
installation
(Work schedule to start on 8/19/19).

GOVERNING DOCUMENTS

Mr. Svoboda reported they are working on a draft for the changes in the Operating Rules. He gave the Board a list of areas for changes.

He read rule #13.3 regarding landings and stairs. A resident requested being able to put items on retaining walls, etc.

Mr. Svoboda suggested not changing the rule as it pertains to walls. The Board agreed. They will leave the rule as is.

The Board also agreed to not change the rule as it pertains to landings.

EMERGENCY PREPAREDNESS

Mr. Salomon reported that they have not been able to recruit anyone else to be an entry coordinator.

PRESIDENT'S REPORT

Ms. Alley gave a report on the Presidents' Forum.

The presidents discussed having the ability to distribute items electronically.

There was a discussion regarding the use of gutter guards. They don't really work. Larger gutters are needed.

Gallagher did a presentation and discussed the potential for a premium increase. Higher deductibles were also discussed.

Residents can bring batteries to MOD for disposal.

Hazardous waste removal was discussed. MOD can schedule a pick-up and all of the Mutuuls will share the cost.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, September 19, 2019 at 2:00 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:35 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy