

## MINUTES

### WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, AUGUST 17, 2017 AT 2:00 P.M. BOARD ROOM – GATEWAY COMPLEX

President Jill Alley opened the meeting at 2:00 p.m. Directors Dale Smith, Roger Svoboda, and Dennis Johnsen were also present. Nine 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 of the regular session Board meeting of May 18, 2017, Special Board meeting of August 3, 2017, Annual Meeting of June 16, 2107 and the Organizational Meeting of June 16, 2017. Hearing none, she declared them approved as written and reviewed.

#### MEMBERS' FORUM

A resident thanked the Board for having their items addressed.

A resident reported issues with the hill near Avenida Sevilla, Entry 2. The water drains into the French drains, but then it seeps into his house. There is no landscaping on the hill. Mr. Ormond will check it and get back to the resident.

#### SECRETARY'S REPORT

No report.

#### TREASURER'S REPORT

Mr. Smith reported that the beginning balance in the operating fund for July was \$58,135. The ending operating fund balance was \$52,505. The beginning balance in the reserve fund for July was \$930,557. The ending reserve fund balance was \$971,090. The combined total balance was \$1,023,595.

Mr. Smith gave Mr. West four years of history for budget numbers. Mr. Donner reported that Jo Ann Cooper will send an email to the Board with dates for the budget meeting.

Mr. Donner reported that MOD will have an increase in the management fee of \$7.00. MOD would like to increase staff by one landscape field supervisor to oversee crews and resident requests. They would also like to increase staff with two landscape irrigation techs.

#### PRESIDENTS' FORUM

Ms. Alley stated that she is reporting on her attendance at three forums. In May, solar was discussed. RecycleSmart made a presentation. They would like to collect organics. The forum also addressed the removal of contractors from the approved contractor list. In June, Securitas' Molly Ayer was present. They discussed the updated phone system for MOD.

In July, they discussed Electric Vehicle Charging stations. They also discussed MOD staffing.

Mutual 70 has 4 electric vehicles. There is no expanded policy for charging the vehicles.

### LANDSCAPE REPORT

Mr. Ormond reported that the committee is putting together plant replacements, which will be done in November and December. They will need less water to get established.

Each committee member goes to their entry and formulates a list.

They are going through the irrigation and checking for any breaks.

### MUTUAL OPERATIONS REPORT

Mr. West reported the following:

#### Action Items:

1. R - 3535 TG 4B / 4C – AMAC Proposal for 2 Balcony rehab projects. Cost \$44,770.00 (work in progress). The scaffolding starts on Friday. The balconies were red-tagged, so the Mutual must do the work right away.

*Mr. Smith moved to approve the proposal from AMAC in the amount of \$44,770 for rehab of the 2 balconies. Mr. Svoboda seconded and the motion carried without dissent.*

2. R - 1285 AS 1B –AMAC Proposal for balcony rehab \$11,985.00 (work in progress).

*Mr. Svoboda moved to approve the proposal from AMAC in the amount of \$11,985 for the balcony rehab. Mr. Smith seconded and the motion carried without dissent.*

3. R- 3288 TG Breezeway recoating – waiting for estimates from Perfect painting \$37,850.00.

*Mr. Smith moved to approve the proposal from Perfect Painting in the amount of \$37,850 for the Breezeway. Mr. Johnsen seconded and the motion carried without dissent.*

4. R - 1277 TG 2A - AMAC destructive Testing NTE \$1,200.00 / Bertolami Engineering scope of work . NTE \$1,500.00

#### Work in Progress:

1. R – 3425 TG, 3711 TG, 3535 TG & 3874 TG – Otis Elevator rehab contracts for \$436,000.00 plus Musco Electric upgrades -\$80,000.00. (start date July 31st).

#### Completed Item

1. R- 3553 TG 1B – Rear deck coating estimate Perfect painting \$1,560.00.
2. R - 3258 TG 2A – Rear deck recoating Perfect Painting - Cost \$9,070.00
3. R - Iron Rail Painting Project. – CVP \$44,590.00 (Project started on May 1st).

4. R – Carport DuraLast Project. - New roof buildup for 9 carports - All Seasons \$34,506.00 (Project started on May 8th).

### GOVERNING DOCUMENTS

Mr. Svoboda reported that they are reviewing private gardens and exclusive use common area (EUCA). There are no recommendations at this time.

### OLD BUSINESS

Ms. Alley reported that she has a list for the 10-year battery installations. Some are not done because a few residents refused entry. Some residents have not been home. Some residents only live in their home for 6 months of the year. The Mutual is still trying to contact these residents.

Mr. Smith stated that some areas are no longer being swept. The elevators, walkway landings, and garbage enclosures used to be cleaned. Mr. Donner reported that the company, Commercial Support Services (CSS), had to downsize its crews, so they are not doing it anymore.

Ms. Alley would like to have MOD look into having this done again.

### NEW BUSINESS

Ms. Alley reported that the Sacramento legislature is looking into solar panels. The bill has passed the assembly and is now in the senate. It is unclear what the responsibility will be for the Mutual.

Mr. Salomon spoke to Mutual 48 about their solar panels. He will give a report to the Board.

Ms. Alley acknowledged Carol Weed. She is on the committee, Trash Talkers, and is working very hard to bring Rossmoor current with recycling and save everyone some money. She thanked the Board for their help. She is hoping the Mutual will have easier lids to open and will have carts instead of bins.

Entry 4 is now using the bins properly. Education has been helping.

Ms. Alley thanked Ms. Weed for all of her help and efforts.

### ANNOUNCEMENT

The next regular board meeting: Thursday, September 21, 2017 at 2:00 p.m. in the Board Room at Gateway.

### ADJOURNMENT

Having no further business, the meeting adjourned at 2:50 p.m.

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