

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 17, 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. Five resident members were also present.

Staff was represented by Rick West, Building Maintenance Manager; Steve Ormond, Landscape Supervisor 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 August 20, 2015. Hearing none, he declared them approved as written and reviewed.

MEMBERS' FORUM

None

SECRETARY'S REPORT

No report

TREASURER'S REPORT

Mr. Cruson reported that as of August 31st, the operating expenses YTD were \$393,709. Revenue exceeded expense by \$909.00. The operating fund ending balance was \$99,868. This was \$581 per manor. The reserve expenses for August were \$522,813. The Mutual is over budget by \$219,117. The revenue over expenditures was \$190,515. The reserve funding balance was \$1,223,119. This represents \$7,111 per manor. The total fund balances was \$1,132,471. As of December 31, 2014, the Mutual has \$193,692 less funds. This was expected because of overages in carpentry, decks, drainage maintenance, termites and tree removal.

There was some discussion about the Mutual's auditors. The Board saw no reason to change companies and the following motion was made:

*Ms. Alley motioned to keep Walters & Krondrasheff as the auditors for Mutual Seventy.
Mr. Matthews seconded and the motion carried without dissent.*

PRESIDENTS' FORUM

Mr. Rowe reported that the selection process for the new CEO continues. The Presidents met with the CEO designate and asked questions. There was a discussion about PODS regarding where they may be located and for how long. It is up to each Mutual, but GRF does not allow them on its streets. There is a new person being added to the alterations department.

LANDSCAPE REPORT

Mr. Rowe reported that the tentative dates for the tree walk-through are October 6 and 7, 2015.

Mr. Ormond reported that there is a trust called the Lillian A. Barrett Trust Estate. Ms. Barrett left money for the beautification of Rossmoor.

The vacant GRF lot between Terra Granada entries 5 and 6 has been selected as an area to beautify. Mr. Ormond presented Mr. Perona's request asking the Board if they may tie into a water source from Mutual 70. They would install a battery operated valve system with an irrigation pipe down to the trees. They would need summer water for about 5 years, at which time the system could be abandoned. The trees would be maintained by the GRF Landscape Department.

Ms. Dietschy motioned to approve the request. The motion died for lack-of-a-second.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

Work in Progress:

1. 3852 TG 2A/2B –Deck dry rot repairs AMAC (In Progress) Deck coating Perfect Paint (work in progress).
2. 3852 TG 1A/1B -Deck dry rot repairs. Sent autho for \$13,073.

Ms. Alley motioned to approve the proposal from AMAC in the amount of \$13,073 for deck dry rot repairs at 3852 Terra Granada 1A and 1B. Mr. Matthews seconded and the motion carried without dissent.

3. Railing paint – (work in progress by Five Star).

Mr. West reported that prepping and priming of the railings is being done. Raw metal is being primed.

Daryl Svoboda, Chair of the Paint Committee, reported that the committee had representatives from entries 3, 5, 6, and 8. The committee was charged with selecting a color for the railings. They did not address the heat issue. The committee came up with a color that matches the average color of the roof tiles which is a Terra Cotta color called Mayflower Red.

The Board extended its thanks to Ms. Svoboda and the painting committee.

4. Mailbox Replacement estimate.
5. 3874 TG 1C – Deck Coating by Perfect Painting scheduled Stucco work for A&R Construction scheduled.
6. 3874 TG Building – Beam Dry rot (Waiting for structural engineers report).
7. Entry five guest parking (still waiting for estimates).
8. 3852 TG 1A – Termite Damage repair A&R Constr. (work in progress).
9. 3773 TG Carport rehab – out to bid for dry rot repair around window.

Mr. Matthews motioned to approve the proposal from A & R Construction in the amount of \$1,450 for carport rehab. Ms. Alley seconded and the motion carried without dissent.

10. 1281 AS 1B – A&R Construction scheduled to complete stucco work week of 9/21/15
11. 1281AS – Foundation inspection in progress.

Follow Up:

1. 2015 Roofing project Contractor: completion date 8/14/15. MOD completed metal painting. Metal cap flashing will be completed next week.
2. Balcony and Scupper inspections - 13 Balconies left for re- inspections. (inspections will continue after current projects completed).

3443 T.G.-rear balcony has issues. Rick to check.
3. 3443 TG 2A – Pressure washing and trash enclosure work. Five Star completed gate post and hardware repair. Waiting on stucco repairs and garbage container issue ongoing. Waiting for small dumpster to be installed.

Mr. West will check the deck for scupper work at 3270 Terra Granada 1A and 1B.
Mr. West reported that the door came in for 3711 Terra Granada and they are mounting the hinges right now.

Mr. West reported that the roofing on buildings 3773 TG and 3800 TG still has an 8-9 year warranty with DuraLast. The roofs are in good shape. Mr. Rowe suggested excluding these 2 buildings from the bid because they still have 8-9 years left. The Board agreed.

Mr. West will get bids on the carports only.

EMERGENCY PREPAREDNESS COMMITTEE

No report.

ALTERATIONS

Ms. Alley had asked Rick West if work being done on a non-standard enclosure of a balcony was legal. Mr. Rowe stated that the Board had approved it 8-9 months ago.

GOVERNING DOCUMENTS

Mr. Rowe reported that Vicky and Bob Richardson sent a letter that she has no more objections regarding the proposed changes to the flooring policy. The Board will not take action regarding the flooring issue until October because the letter is only from her and not the entire group. The group was originally given until October, so the Board will wait until that meeting.

The attorney is working on the ballot for solar.

Ms. Dietschy's proposal to amend the carport policy allowing for the possibility to use a storage facility inside the carport for emergency preparedness will have to wait to be addressed at a later date.

HELSING REPORT

Mr. West reported that the reserve studies are slowly coming in. He hopes to have Mutual 70's by the end of the month. He advised the Board that they can still make changes to the report with no charge from Helsing.

OLD BUSINESS

Mr. Rowe reported that there were 2 dog complaints. Mr. Rowe attempted to get in touch with the people registering the complaints, but could not reach them. Mr. Rowe spoke to one of the owners and was advised that the dog is new to the community and just needs to get acclimated. The dog is beginning to calm down. The other owner reported that there is a lot of work being done on a rotted beam. All of this activity is disturbing to the dog. Mr. Rowe said it is understandable that the dog might bark. Mr. Rowe said that they will monitor the issue. The Mutual will not pursue these at this time.

NEW BUSINESS

Mr. Rowe reported that Mr. Matthews has officially tendered his resignation.

Ms. Dietschy motioned to accept Mr. Matthews's resignation. Ms. Alley seconded and the motion carried without dissent.

Mr. Rowe gave Mr. Matthews a letter and card from the Board. He was thanked for his service to the Board. Mr. Rowe reminded the members that Mr. Matthews was the only remaining member of the original board of Mutual 70. Mr. Matthews thanked Mr. Rowe and said it was wonderful serving on the Board and thought that Mr. Rowe has been a magnificent president.

Mr. Smith submitted a letter to be considered for the position left open by Mr. Matthews. Mr. Rowe asked for a motion to appoint a new board member to fill the vacancy of Alan Matthews.

Mr. Cruson motioned to appoint Melvin "Dale" Smith of Entry 5 to complete the term of Alan Matthews. Ms. Alley seconded and the motion carried without dissent.

ANNOUNCEMENT

The next regular board meeting: Thursday, October 15, 2015 at 2:00 p.m. in the Board Room in Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:27 p.m.

/s/

Ellen Dietschy, Secretary
Walnut Creek Mutual Seventy