

WALNUT CREEK MUTUAL NO. EIGHT

REGULAR MEETING MINUTES OF THE BOARD TUESDAY, OCTOBER 24, 2017 AT 1:00PM GATEWAY MULTI PURPOSE ROOM 3

Call to Order

Interim President Ware called the Special Meeting of the Board of Directors to order at 1:12PM on Tuesday, October 24, 2017. President Avery will take over chairing the meetings at the November meeting.

Roll Call

Directors Present: Luther Avery, President
Craig Miller, Vice President
Bob Eisner, Secretary
Patricia Haug, Treasurer
Cindy Ware, Director

Mutual Operations Staff Present:
Paul Donner, Mutual Operations Director
Kelly Mattison, Board Services Coordinator

Approval of Meeting Minutes

Interim President Ware asked for any corrections and/or additions to the following set of minutes:

Special Meeting of the Board.....September 19, 2017

There being no corrections, the minutes were approved as submitted.

Moved, Seconded, Carried 5-0

Contract Approvals

A motion was made to ratify the approval of the Annual Manor Lube done by Sang Electric in an amount not to exceed \$6,850.

Moved, Seconded, Carried 5-0

New Business

East Bay Regional Park District (EBRPD) Proposed Trail Adjacent to Mutual 8:
The Board announced the EBRPD's intention to add a trail adjacent to the Mutual and provided owners with a map identifying the location. There was discussion on the concerns of the trail and the Board agreed to do further research on the matter and provide more information to the membership.

Mutual 8 Defensible Space – Fire Abatement Zone:

The Board addressed the membership's concern of defensible space and fire abatement zone and confirmed that they follow the governance of Contra Costa Fire District in the matter. The CCFD defines the defensible space and fire abatement zone as 30' feet from any building and the Mutual does 10'-20' feet beyond that requirement.

Old Business

Operating Fund Budget/Reserve Replacement Budget/2018 Coupon:

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A motion was made to approve the Operating Fund Budget, Reserve Fund Budget, and 2018 Coupon with an 8% or \$54 increase from the prior year. The monthly coupon will change from \$673 to \$727 beginning January 1, 2018.

Moved, Seconded, Carried 5-0

Electric Vehicle Charging:

The Board is researching the matter with Fourth Mutual. A presentation on Electric Vehicle Charging will be held on Thursday, November 2, 2017 at 7 p.m. in the Club Room at Creekside.

Senior Housing Restrictions Policy:

A motion was made to approve the draft policy for Senior Housing Restrictions to be distributed to the membership for a 30 day comment period prior to adoption at the next regular meeting.

Moved, Seconded, Carried 5-0

Fines for Rules Violations:

The Board announced they are continuing to work on a draft of a fine policy for the Mutual.

President's Report

No report was presented.

Members' Forum

Residents were afforded the opportunity to express their general concerns and make comments.

Next Board Meeting

The next Regular Board Meeting will be held on Tuesday, December 5, 2017 at 1:00 p.m., in the Multipurpose Room 3, Gateway Complex.

Adjournment

There being no further business, the Regular Meeting of the Board was adjourned at 2:34 p.m. and the Board moved into Executive Session.

Executive Session Summary

The Board of Directors met in Executive Session to discuss homeowner discipline.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the Board of Director's meeting.



Assistant Secretary
Walnut Creek Mutual No. Eight