

WALNUT CREEK MUTUAL NO. EIGHT

SPECIAL MEETING MINUTES OF THE BOARD TUESDAY, JULY 18, 2017 AT 1:00PM GATEWAY MULTI PURPOSE ROOM 3

Call to Order

President Bosley called the Special Meeting of the Board of Directors to order at 1:01PM on Tuesday, July 18, 2017.

Roll Call

Directors Present: David Bosley, President
Craig Miller, Vice President
Bob Eisner, Secretary (left at 2:36PM)
Luther Avery, Treasurer
Cindy Ware, Director

Mutual Operations staff:

Paul Donner, Mutual Operations Director
Will Kim, Board Services Coordinator
Kelly Mattison, Board Services Coordinator

Approval of Meeting Minutes

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

Regular Meeting of the BoardFebruary 7, 2017
Interim Meeting of the Board.....April 6, 2017
Annual Meeting of the BoardMay 2, 2017
Organizational Meeting of the Board.....May 2, 2017

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

Moved, Seconded, Carried 5-0

President's Report: David Bosley

President Bosley summarized the current financial position for the mutual and reminded the audience of the next member social event: The Small Bite Social on August 11, 2017 at 5:30PM at the Dollar Clubhouse.

Old Business

1. Approve contract dated 5/2/2017 for tree trimming – Waraner, \$675

A motion was made to ratify the approval of the Waraner tree trimming contract in the amount of \$675 since the contract was approved between meetings on an emergency basis.

Moved, Seconded, Carried 5-0

2. Approve estimate dated 6/8/2017 for weed abatement – Waraner, \$1,750

A motion was made to ratify the approval of the Waraner weed abatement contract in the amount of \$1,750 since the contract was approved between meetings on an emergency basis.

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Moved, Seconded, Carried 5-0

3. Approve contract for Roof Replacement – All Seasons, \$78,540

A motion was made to ratify the approval of the All Seasons Roofing contract for roof replacement at buildings 1224, 1296, and 1300, in the amount of \$78,540 since the contract was approved between meetings on an emergency basis.

Moved, Seconded, Carried 5-0

4. Approve contract for wood rot repair – AMAC, \$11,650

A motion was made to ratify the approval of the AMAC contract for wood rot repair in the amount of \$11,650 since the contract was approved between meetings on an emergency basis.

Moved, Seconded, Carried 5-0

New Business

The following topics were presented by President Bosley and discussed amongst the Board as an introduction to several areas within the governing documents and operating procedures that could use improvement. President Bosley has organized several special meeting dates to further dissect these topics and each topic was assigned to a specific Board Member.

1. Mutual Document Changes
 - Clarify Appliance Coverage – occupancy Agreement – Secretary Eisner
 - Board Eligibility – Designated occupants – Secretary Eisner
 - Fines for Rules Violations – Director Ware
 - Resident Occupancy Polies – Guests – Secretary Eisner
 - Resident Occupancy Policies – Leases – Secretary Eisner
 - Senior Housing Clarification – Secretary Eisner
2. Comcast Offerings – Telephone and DVR
 - The Board of Directors discussed sending out a survey for the current Comcast Offerings.
3. Laundry:
 - Pricing for Wash and Dry
 - Equipment Leasing
 - The Board of Directors discussed the 6 laundry rooms within the mutual and investigating a contract with WASH for leased equipment.
4. Solar Power
 - The Board of Directors discussed solar power for the mutual. Director Ware will report more on the topic at the September meeting.
5. Electric Vehicle Charging
 - The Board of Directors discussed the current electrical setup versus what will be need to charge electrical vehicles. Director Ware will have more information on the topic for the September meeting.
6. Appliance Replacement – Equipment Quality
 - The Board of Directors discussed appliance replacements and the equipment quality.

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A report for appliance repairs within the last 5 years was requested by President Bosley from MOD.

Members' Forum

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

Next Board Meeting

The next Meeting will be held on Tuesday, August 15, 2017 at 1:00PM, in the multipurpose Room 3, Gateway Complex.

Adjournment

There being no further business, the Special Meeting of the Board was adjourned at 2:41PM.

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