

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday, March 17, 2015**

Res #92 - #93

Pursuant to notice previously given, a Regular Meeting of the Board of Directors of the Council of Unit Owners of Mutual 14 – Condominium of Rossmoor, Inc. was held in the Sullivan Room of the Administration Building, on Tuesday, March 17, 2015 at 9:30 a.m.

Directors Present: John Radcliffe, President; Linda O’Neil, Vice President; Kathy Viney, Secretary; Barbara Palmer, Treasurer; Barbara Martin, Vickie McCarty, James Moores, Directors.

For Management: Kevin Flannery, General Manager; Gloria Robar, Mutual Assistant; Renee Steward, Mutual Assistant.

Visitors: Barbara Bowers, June Cayne, Pat Leanza, Jackie Rabinow, Beth Leanza.

1. **Call to Order** – Mrs. O’Neil called the meeting to order at 9:30 A.M.
2. **Welcome Visitors** – Mrs. O’Neil welcomed visitors to the meeting.
3. **General Manager’s Report** – Kevin Flannery, General Manager, presented the General Manager’s Report for March 2015. All questions and comments were responded to by Mr. Flannery.
4. **Adoption of Agenda** – The agenda was approved as amended: the removal of item 11A.
5. **Approval of the Minutes** – The minutes of February 17, 2015 were approved as presented.
6. **President’s Comments** – There were no comments at this time.
7. **Open Forum** – There were no items from the Floor.
8. **Reports – Officers/Committee Chairs** –
 - A. **Secretary’s Report – Viney** –

(1) **Status Report – (attachment 1)** – Copies of the report were made available to the Board and reviewed by Ms. Viney.
 - B. **Treasurer’s Report – Palmer** –

(1) Invoices – Copies of the List of Invoices under \$1,000 were provided to the Board and reviewed by Ms. Palmer.

Upon motion duly made and seconded, the Board agreed -

To approve the payment of the List of Invoices-(2/18/15 through 3/17/15), under \$1,000 in the amount of \$4,208.35.

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The Board further agreed –

To approve the final payment of \$2,175.00 to Malvin, Riggins & Company for the 2014 audit and preparation of the 2014 tax returns.

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- C. Property Maintenance Committee – Leanza- Copies of the minutes of the February 5, 2015 PMC meeting were attached to the agenda. All comments and questions were responded to by Mr. Leanza and the PMC members.
 - D. Advisory Committee – Viney – Ms. Viney presented the Unit Status Report for the Mutual (included in the agenda packet).
 - E. Landscape Committee – Moores – Mr. Moores reported that the spring plantings are now in process by McFall & Berry.
 - F. Social Committee – Moores – Mr. Moores reported the Committee will make arrangements for the refreshments to be served at the Annual Meeting.
 - G. Rules Committee – Viney – Ms. Viney reported noise complaints have been received from residents residing under units that have wood floors without rugs/carpeting.
9. Grapevine-Beth Leanza –Grapevine to be published upon receipt of all articles.
10. Unfinished Business –
- A. Rental Policy- Copies of a draft Bylaw amendment for the proposed Rental Restrictions prepared by Chen & McCabe for Mutual 14 were provided to the Board. Mr. Radcliffe emphasized that the proposed rental policy prohibits the purchase of units to be used as rental units by stipulating that new owners must reside in the units for a period of two years prior to renting out the unit.
 - B. Annual Meeting – It was announced that the Annual Meeting will be Held on April 23, 2015. There are three vacancies and six candidates.

11. **New Business – None.**
 - A. **Unit Resale Inspection/Form-(attachment 4) - Subject deferred to a later date.**

12. **LWCC Advisory Committees –**
 - A. **Education/Recreation-Leanza – The report was emailed to the Board members.**
 - B. **Restaurant-Moores – Mr. Moores noted that the Facilities Enhancement Plan (FEP) is being discussed by the Committee.**
 - C. **Emergency Prep-Pruett – Ms. Rabinow reported the Health Fair will be held in May.**
 - D. **Safety/Transportation-Pruett – There was no report at this time.**

13. **Next Meeting – Tuesday, April 21, 2015 – 9:30 A.M. – Sullivan Room**

14. **Adjournment – The meeting adjourned at 11:45 a.m.**

John Radcliffe, President

