

REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday, August 18, 2015

Res # 25- #36

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, August 18, 2015 at 9:30 a.m.

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

For Management: Tim Coursen, Assistant General Manager; Gloria Robar, Mutual Assistant.

Visitors: Beth Leanza, Bill Buck, Jackie Rabinow, Jackie Butler, Pat Leanza, James Townsend, Suzanne Schust, Ronny Cabrera, Leo Thompson,

1. Closed Meeting: Opened At 9:30 a.m

Upon motion duly made by Kathy Viney, the Board agreed –

For owner of unit B12-3A to provide the Board and Ronny Cabrera the 8 listed documents in his email. Upon production of documents submission, review, and approval the Board will send Ms. Schust an explanation letter based on legal advice and approval.

Resolution #25,8/18/15

2. Adjournment: The Closed Meeting Adjourned At 10:05 a.m

1. Call to Order – Mrs. O'Neil called the meeting to order at 10:05 a.m.
2. Welcome Visitors – Mrs. O'Neil welcomed visitors to the meeting.
3. General Manager's Report – Tim Coursen, Assistant General Manager, presented the General Manager's Report for August 2015. All questions and comments were responded to by Mr. Coursen.
4. Adoption of Agenda – The agenda was approved as amended.
5. Approval of the Minutes – Approval of June 2015 minutes deferred to the September Meeting. The minutes of July 21, 2015 were approved.
6. President's Comments – None.

7. 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 (7/22/15 through 8/18/15), under \$1,000 in the amount of \$3,555.65.

Resolution #26, 8/18/15

The Board further agreed -

To approve payment of \$1,115.00 to RMC Welding, Inc. – Invoice #81015 – Invoice Date: 8/10/15 – Emergency stair repair Building 15 1st floor @ G end. Inspect and field measure, fabricate part, paint, pick up concrete mix and install

Resolution #28 , 8/18/15

To approve payment of \$1,134.00 to Dynalectric Company. – Invoice #TM61623 – Invoice Date: 7/29/15 – Worked with Ronnie Holmes of Schindler Elevator and performed 3rd party elevator fire alarm testing for all buildings.

Resolution #30 , 8/18/15

C. Property Maintenance Committee – Leanza- Copies of the minutes of the August 8, 2015 PMC meeting were attached to the agenda. All comments and questions were responded to by Mr. Leanza and the PMC members.

RMC Contract – Upon motion duly made and seconded, the Board agreed –

To approve the RMC Welding, Inc. contract for masonry work in buildings 10 and 11 in the total amount of 12,675.00. Funded from the Replacement Reserve.

Resolution # 31, 8/18/15

Avon Contract – The Board further agreed –

To approve the installation of helical piers under B14 and B17 stairwells in the amount of \$27,240.00 to be paid in 3 installments on presentation of separate invoices; funded from Replacement Reserve.

Resolution # 32 ,8/18/15

Fire-Mak Inc. Contract – The Board further agreed –

To approve the standpipe inspection in the amount of \$3,995 funded from Fire & Safety General; Contract for future annual inspection at a cost of \$976.00 per year.

Resolution #33, 8/18/15

Avery Contract – The Board further agreed –

To approve for miscellaneous painting in the amount of \$550.00 funded from Maintenance Reserve

Resolution #35, 8/18/15

- D. Advisory Committee – Viney – Committee name changed.
 - F. Landscape Committee – Moores – No Reports.
 - G. Social Committee – Moores – No Reports.
 - H. Rules Committee – Viney
9. Grapevine-Beth Leanza – Waiting on inputs.
10. Unfinished Business –
- a) Rental Survey: Results received on 8/19/15 and 122 units responded.
11. New Business –
- A. Letter-Owners of Enclosures – Letters send to residents.
 - B. Addition to ABM Form -
 - C. After Hours – Upon motion duly made by Kathy Viney, the Board agreed –

Move in and out, deliveries, and contract work be permitted from Monday through Saturday between the hours of 8am to 7pm (No Sunday and/or Holidays). Exceptions may be permitted by contacting the Mutual President in advance

Resolution #36,8/18/15

- D. Mutual 14 – Restrictions – Form added to settlement packet.
 - E. Structural Report -#11-3E – Sending to residents.
 - F. 50th Anniversary Celebration- Mutual 14's Participation?
 - G. Mutual 14- Welcome Letter- Sending to residents.
12. LWCC Advisory Committees –
- A. Education/Recreation-Leanza –None.
 - B. Restaurant-Moores – None.

- C. Emergency Prep-Pruett – Fire Forum on October 20, 2015 at Clubhouse 2 from 9:30a.m to 12p.m
 - D. Safety/Transportation-Pruett – None.
13. Open Forum – Discussion with Jackie Rabinow and Leo Thompson.
 14. Next Meeting – The next meeting will be held Tuesday, September 15, 2015 at 5:30 p.m. in the Sullivan Room.
 15. Adjournment – The meeting adjourned at 11:43 a.m.

Linda O'Neil, President