

REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, December 15, 2015

Res # 66- # 68

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 Montgomery Room of Clubhouse I, on Tuesday, December 15, 2015 at 5:30 p.m.

Directors Present: Linda O'Neil, President; James Moores, Vice President; Kathy Viney, Secretary; Barbara Palmer, Treasurer; Barbara Martin, Patrick Leanza Directors.

For Management: Tim Coursen, Assistant General Manager; Kenia Callejas, Mutual Assistant.

Visitors: Jackie Rabinow, Jim O'Neil, Carol Emel, Sharon Moores, Aruther Hooker, Maxine Hooker, Barabara Bowers, Connie Hughes, Anne Marschall, Suzanne Schust, Leona O'Reilly, Beth Leanza, and Don Pruett

1. Call to Order – Mrs. O'Neil called the meeting to order at 5:30 p.m.
2. Welcome Visitors – Mrs. O'Neil welcomed visitors to the meeting.
3. General Manager's Report – Tim Coursen, Assisted General Manager, presented the General Manager's Report for December 2015. All questions and comments were responded to by Mr. Coursen.
4. Adoption of Agenda – The agenda was as amended.
5. Approval of the Minutes – The minutes for November 17, 2015 was approved.
6. President's Comments – Mrs. Linda O'Neil commented on the following:
  - A. Welcoming Pat Leanza who was nominated by the Board to fill Vickie McCarty's seat until the annual meeting in April.
  - B. Thank you to everyone who joined Advisory Committees.
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) Current Invoices – Copies of the List of Invoices under \$1,000 were provided to the Board and reviewed by Ms. Palmer.

Upon motion duly by Jim Moores and seconded by Kathy Viney, the Board agreed -

To approve the payment of the List of Invoices (11/17/15 through 12/15/15), under \$1,000 in the amount of \$5652.52

Resolution #66, 12/15/15

Upon motion duly made by Bobbie Palmer and seconded by Kathy Viney, the Board agreed –

To approve that the President and Treasurer of the Mutual 14 Board of Directors be authorized to approve payment of any further invoices dates between December 16, 2015 and December 31, 2015. A list of those invoices will be attached to the minutes of the January 2016 Board Meeting.

Resolution #67, 12/15/15

C. Property Maintenance Committee – Mr. Leanza presented the two big items:

1. The stand pipe system has some deficiency that need to be fixed
2. Alarm system is not up to code.
3. Waiting for Helical Piers to be installed.

D. Advisory Committee – Viney – Kathy Viney reported that more people need to fill out the green sheets and turn in to Bldg. reps.

E. Landscape Committee – Mrs. Moores presented they are done for the year but some tree will need to be taken down and looking for places to put flowers.

F. Social Committee – Mrs. Moores presented that there were 112 people for the Christmas party.

- G. Rules Committee – No report.
- 9. Grapevine-Beth Leanza – The Grapevine is progressing.
- 10. Unfinished Business –
  - A. ABM – Approved the ABM for Unit 12-3A
  - B. ABM – Approved the ABM for Unit 2-2A
- 11. New Business –
  - A. Parking Space -  
  
Upon motion duly made by Kathy Viney and seconded by Bobbie Palmer, the Board agreed,  
  
To deny the request for a trade of parking spaces between 3511 Forest Edge. Drive Unit 17-1A parking space #10 and 3511 Forest Edge. Unit 17-1D parking space #1.

Resolution #68, 12/15/15

- 12. LWCC Advisory Committees –
  - A. Education/Recreation– Beth Leanza presented that the Fitness center should open by January 2016.
  - B. Restaurant-Moores – Jim Moores presented the restaurants renovation progress.
  - C. Emergency Prep – Don Pruett presented.
  - D. Safety/Transportation – Don Pruett presented that the Med-star Center want to bring in non-resident patients.
- 13. Open Forum – None.
- 14. Next Meeting – The next meeting will be held Tuesday, January 19, 2015 at 9:30 a.m. in the Sullivan Room.
- 15. Adjournment – The meeting adjourned at 6:25 p.m.

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Linda O'Neil, President





