

REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday, June 21, 2016

Res #22-#29

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 Administrative Building, on Tuesday, June 21, 2016 at 9:30 a.m.

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

For Management: Kevin Flannery, General Manager; Kenia Callejas, Mutual Assistant

Visitors: Harold Crisp, Ron Krams, Sharon Moores, Jackie Rabinow, Jim O'Neil, Barbara Bowers, Ruth Hunter, Leona O'Reilly, Cathy Madden, Arthur Hooker, Maxine Hooker, Richard Bambach, Pat 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 presented the General Manager's Report for the month of June 2016. The report was received, noted and made part of the record.
- 4 Adoption of Agenda – The agenda was approved as amended to add (9. D.) "Martinez Condo Fee".)
- 5 Approval of Minutes – The minutes for May 17, 2016 were approved as presented.
- 6 President's Comments – No Comments.
- 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 made by Barbara Palmer and seconded by Kathy Viney the Board agreed:

To approve the payment of the List of invoices (5/17/16 through 6/21/16) under \$1,000.00 in the amount of \$4,597.23

Resolution #22, 06/21/2016

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

To approve the payment of the following invoices over \$1,000.00

\$2,198.93 LWMC #82070 – Removed part of ceiling, reinforce the metal structure and reattached it back to the main bldg. structure, reattached drywall tape, piaster, prime spray new ceiling. Texture and painted (Bldg.13)

Resolution #23, 6/21/16

\$3,535.47 LWMC #85017 – Dug up and ran camera down sewer line where it leaves the house, found belly in pipe and small patio in pipe. Scheduled to dig up and make repair. Dug up sewer has to had dig a good portion near power line markings. Power was never found digging in location removed cast iron and replace 10" section of sewer. Added a clean out and sleeve for curb that was discovered when digging. Filled in trench will need time for dirt to settle at 2 Vantage Hill Ct. (O'Reilly, Leona)

Resolution #24, 6/21/16

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

To approve the proposal and payment for the Avery Painting & Drywall, LLC Proposal for Building 13 to include railing of Building 13 in the amount of \$800.00; Plaza Homes to include door/frame in the amount of \$300.00 per unit.

Resolution #25, 6/21/16

C Property Maintenance – Pat Leanza reported the following:

- The PMC met on June 2nd and discussed the plan action for the year which is Etching in Bldg.12 & Carpeting in Bldg. 13.
- The PMC also discussed contracts they had with PPD, H&H and the NFP.
- Harold Crisp reported that NFP had upgraded the standpipe system and the inspection was next on the list.
- The sprinkler system was inspected and failed its inspection.

D Advisory Committee – Kathy Viney – Bldg. Reps met and discussed Building Maintenance.

E Landscape Committee – Sharon Moores- There are missing bushes & trees in Mutual 14 but work will begin to start planting on August 15, 2016.

F Social Committee – Sharon Moores – Ice Cream & Bingo is set for August.

G Rules Committee – Kathy Viney- No report at this time.

8 Unfinished Business –

A Hearing Minutes – Add to list of visitors Barbara Martin, Maureen Ross, and Don Pruett. Elinor Walker objected that her letter was not included in the hearing minutes. The letter was read at the hearing but was not acted upon.

B Report on Lamb House – McKenzie engineering performed another inspection at #6 Vantage Hill Ct. and the Board discussed to having further investigation because the Mutual could be responsible to determine if there was a leak under a foundation. Mary Lamb’s son talked to the Board about getting the home fixed.

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

To have Special Projects inspect for leaks in pipes at 6 Vantage Hill Ct.

Resolution #26, 6/21/16

C NFP additional contract – Upon motion duly made by Kathy Viney and seconded by John Radcliffe, the Board agreed –

To approve the Minutes of an Action Without a Meeting for additional NFP repairs to the mutual standpipe system, in the amount of \$12,164.00.

Resolution #27, 6/21/16

D Rental Bylaw – Upon motion duly made by John Radcliffe and seconded by Beth Leanza, the Board agreed –

To approve the amended Rental Bylaw to be send to Mutual 14 Owners with a cover letter and ballot.

Resolution #28, 6/21/16

9 New Business –

- A Birds nesting in Bldgs. – Residents can plug up the holes themselves. Temporary remedies can be made.
- B O'Reilly Broken Pipe – Waiting for any word from Leisure World Insurance to see if they can make claim.
- C Renter Age Waiver Request - Denied request because it is a Violation to the Bylaws.
- D Martinez Condo Fee – Upon motion duly made by Bobbie Palmer and seconded by Jim Moores, the Board agreed:

To remove the 'ED' energy rating and surcharge for the non-existent enclosure, effective July 2016.

Resolution #29, 6/21/16

To approve that the Board reimburse Mr. & Mrs. Martinez in the amount of \$584.00 representing the overpayment for electricity from June 2010 through June 2016 [73months x \$8.00] **Motion Failed (2 Aye, 4 Nays)**

10 LWCC Advisory Committees

- A Education/ Recreation – Beth Leanza – Did not meet yet.
- B Restaurant – James Moores – The Bistro decided no Fireplace
- C Emergency Prep – J. Donald Pruett – The next major Emergency Prep. is in October.
- D Safety/ Transportation – J. Donald Pruett – None.

11 Open Forum – None.

12 Next Meeting – Tuesday, July 19, 2016 at 9:30 a.m. in the Sullivan Room

13 Adjournment - The meeting was adjourned at 11:27 a.m.

Linda O'Neil, President