

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday January 20, 2015**

Res #82-#84

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, January 20, 2015 at 9:30 A.M.

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

Directors Absent: Vickie McCarty, Barbara Palmer

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

Visitors: Barbara Bowers, Beth Leanza, Patrick Leanza, Gloria McQueen, Donald Pruett, Jackie Rabinow, Suzanne Schust, Elinor Walker

1. Call to Order – Mr. Radcliffe called the meeting to order at 9:30 A.M.
2. Welcome Visitors – Mr. Radcliffe welcomed Barbara Bowers, Beth Leanza, Patrick Leanza, Gloria McQueen, Donald Pruett, Jackie Rabinow, Suzane Schust, and Elinor Walker to the meeting.
3. General Manager’s Report – Kevin Flannery, General Manager, presented the General Manager’s Report for January 2015. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was approved as presented.
5. Approval of the Minutes – The minutes of December 16, 2014 were approved as presented.
6. President’s Comments – There were no comments at this time.
7. Open Forum – From the Floor: A. Clock-Bldg. 12. B. Letter to Realtor.

8. Reports – Officers/Committee Chairs –

A. Secretary’s Report – Viney –

(1) Status Report – (attachment 1) – Copies of the report was 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 by James Moores, the Board agreed,

To approve the payment of the List of Invoices (1-1-15 through 1-20-15) (under \$1,000) in the amount of \$1,438.50. Inclusive of said motion-approve the reimbursement of \$104.46 to

Patrick Leanza (10).

Resolution #82, 1/20/15

Upon motion duly made by Barbara Martin, the Board agreed,

To include in one resolution that payments be made to LWMC from Mutual 14 for Insurance Claim related to broken water line that leaked from #11-2E (Haak) into #11-1E (Shepard)-\$315.00 cost to repair kitchen ceiling and paint. Insurance Claim related to leak from behind master shower valve wall @ #10-1F (Kaszynski) leaking into master bedroom and closet @ #10-1E (Reuter)- \$1,022.82 for repairs to both units. Inclusive in same said resolution-request reimbursements to Mutual 14 from unit owner J. Radcliffe Family Trust (Unit #11-2E) in the amount of \$315.00, and from unit owner Anita Parke (Unit #10-1F) in the amount of \$1,022.82.

Resolution #83, 1/20/15

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

To approve the payment of \$1,500.00 to McKenzie Engineering Services, P.C., Project No. 2-1305-E-Balcony Column Repairs- Mutual 14 Condominium Buildings #10-#17-Consultation re rusted balcony columns/shoring requirements. Time spent from September 19, 2013 through December 18, 2014.

Resolution #84, 1/20/15

- The
- C. Property Maintenance Committee – Leanza- Copies of the minutes of the January 8, 2015 PMC meeting were provided to the Board. report was reviewed by Mr. Leanza.
 - D. Advisory Committee – Viney – There was no report at this time.
 - E. Landscape Committee – Moores – Progress.
 - F. Social Committee – Moores – Progress.
 - G. Rules Committee – Viney – There was no report at this time.
9. Grapevine-Beth Leanza –Grapevine to be published upon receipt of all articles.
10. Unfinished Business – There were no items of Unfinished Business.
11. New Business –
- McKenzie
- A. 3rd Floor Ceilings – Mrs. O’Neil’s report included discussion on cracks and separations around ceilings and the use of Engineering Services to conduct inspections of the 3rd floor ceilings.
 - B. Plumbing Issues – Discussion on subject deferred to a later date.
 - C. Rental Policy – Rental files to be reviewed by Kathy Viney.
 - (1) Responses to rental policy published in the Grapevine resulted in 2 responses (attachments 3 & 4).
 - (2) Addendum to Lease-(attachment 5) – Subject deferred to a later date.
 - D. Move In/Move Out Fees- The Move In/Move Out Fees and Penalty have been deferred to a later date.
 - E. Water Shut Off Valve-(Beth Leanza)-(attachment 6)-Copies of Beth Leanza’s memorandum referencing water shut off valves were provided to the Board and an article on same said subject will be published in the Grapevine.
12. LWCC Advisory Committees –
- A. Education/Recreation-Leanza – There was no report at this time.
 - B. Restaurant-Moores – Progress.

- C. **Emergency Prep-Pruett** – Mr. Pruett’s report included: (1) Wellness Fair (May 2015). (2) Fire Forum (October 2015). (3) Knox Box System-Don Pruett and Hal Crisp working on project.
 - D. **Security/Transportation-Pruett** – The newly appointed Chair and Vice Chair of the S&T Advisory Committee respectively: Paul Eisenhaur and Joan Jensen.
13. **Next Meeting** – Tuesday, February 17, 2015 – 9:30 A.M. – Sullivan Room
14. **Adjournment** – The meeting adjourned at 11:05 A.M.

John Radcliffe, President