

REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, April 21, 2015

Res #94 - #102

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, April 21, 2015 at 9:30 a.m.

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

Director Absent: Vickie McCarty.

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

Visitors: Barbara Bowers, Jackie Rabinow, Beth Leanza, Don Pruett, Suzanne Schust, Edwin Walker.

1. Call to Order – Mr. Radcliffe called the meeting to order at 9:30 A.M.
2. Welcome Visitors – Mr. Radcliffe welcomed visitors to the meeting.
3. General Manager’s Report – Kevin Flannery, General Manager, presented the General Manager’s Report for April 2015. All questions and comments were responded to by Mr. Flannery.
4. 2014 Audit Presentation – Upon motion duly made and seconded, the Board agreed –  

To approve the 2014 audit as presented.\_  
Resolution #94, 4/21/15.
5. Adoption of Agenda – The agenda was approved with the following addition under New Business: g) Landlord/Tenant Parking Issue.
6. Approval of the Minutes – The minutes of March 17, 2015 were approved as amended: Beth Leary corrected to Beth Leanza in Visitors.
7. President’s Comments – There were no comments at this time.
8. Open Forum – Mr. Moores asked for the status of repair of the Vantage Hill Court Road. Mr. Radcliffe replied he will check with Ms. Zangardi.
9. 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 (3/18/15 through 4/20/15), under \$1,000 in the amount of \$2,566.91.

Resolution #95, 4/21/15

The Board further agreed –

To approve payment of the following invoices (*over \$1,000*):

\$2,937.00 Annual fire alarm inspection and one visual sprinkler inspection completed in all 8 buildings; Dynalectric Inv. T& M 52328

Resolution #96, 4/21/15

\$1,214.06 After hours elevator service for Bldg. 16; Elevator failure caused several people to be trapped; technician made adjustments and replaced heater in machine room; Schindler Inv. 7152110084

Resolution #97, 4/21/15

\$1,260.00 Cleared catch basins and storm drains in Mutual; LWMC 56341

Resolution #98, 4/21/15

C. Property Maintenance Committee – Leanza- Copies of the minutes of the April 2, 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 – No report.

E. Landscape Committee – Moores – Mr. Moores reported that the walk-around will take Place on Monday. He said the committee concluded that mulch is to be placed away from the houses to avoid termite problems.

F. Social Committee – Moores – Mr. Moores reported on upcoming Mutual social functions. He stated items in storage to be used in social functions have been taken without permission.

G. Rules Committee – Viney – Mr. Radcliffe reported on two possible violations in the Mutual now under investigation.

9. Grapevine-Beth Leanza –Grapevine to be published upon receipt of all articles.

10. Unfinished Business –

- A. Rental Policy- Letters received from unit owners regarding the proposed rental Policy were included in the Board agenda packet. Special open forum meetings will be held for owners to present comments.
- 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 –

- a) 2014 Audit Review – This item was presented earlier in the meeting.
- b) H & H Proposal for Concrete Replacement – Upon motion duly made and seconded, the Board agreed –

To approve the H & H proposal for removal and replacement of leadwalk and front stoop at 15143 Vantage Hill Drive at a cost not to exceed \$1,665.

Resolution #99, 4/21/15

To approve the H & H proposal for concrete repairs in the Mutual in the amount of \$7,969.

Resolution #100, 4/21/15

The Board further agreed –

To approve the installation of wood blocks (4” x 10’) outside the Fencing surrounding the transformers for all buildings at a total Cost of \$480.

Resolution #101, 4/21/15

- c) Request for Removal of Late Fee – Upon motion duly made and seconded, the Board agreed –

To deny request for removal of monthly condominium late fee (#17-3E).

Resolution #101, 4/21/15

- d) ABM (Phillips) – Upon motion duly made and seconded, the Board agreed –

To approve the ABM submitted by #13-2D (Phillips) for plumbing and carpentry work to be done in the unit.

Resolution #102, 4/21/15

- e) ABM (Goldsmith) – It was noted by the majority of the Board members that an ABM is not required for cosmetic changes in the unit.

- f) New Owner Request for Resident Underage Daughter – The Board agreed to deny the request as Leisure World is an age restricted community.

g) Landlord/Tenant Parking Issue – An issue was presented where a Mutual 14 owner is not providing a Mutual 14 renter with a parking space. The Board agreed this is a landlord/tenant issue, not a Board matter.

12. LWCC Advisory Committees –

A. Education/Recreation-Leanza – The report was included in the Board agenda packet.

B. Restaurant-Moores – Mr. Moores noted that the Facilities Enhancement Plan (FEP) is being discussed by the Committee. He reported the work is to begin this year.

C. Emergency Prep-Pruett – Ms. Rabinow reported the Health Fair will be held May 7.

D. Safety/Transportation-Pruett – There was no report at this time.

13. Next Meeting – Tuesday, May 19, 2015 – 9:30 A.M. – Sullivan Room

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

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John Radcliffe, President