

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

Res # 37- # 46

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, September 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, Vickie McCarty, John Radcliffe, Directors.

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

Visitors: Richard Bambach, Carol Emel, Sharon Moores, Ruth Hunter, Connie Hughes, Beth Leanza, Bill Buck, Jackie Rabinow, Jackie Butler, Pat Leanza, Elinor Walker, Suzanne Schust, Leo Thompson,

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 – Kevin Flannery, General Manager, presented the General Manager's Report for September 2015. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was approved as amended.
5. Approval of the Minutes – The minutes for June 16, 2015 & August 18, 2015 were approved as presented
6. President's Comments –
 - A. More detailed info about the enclosed balcony inspections will be in the September Grapevine
 - B. Special Projects will give recommendation for the inspection of enclosed balconies.
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.

(2) Minutes Of An Action Without A Meeting – Upon motion duly made by and seconded by, the board agreed,
To approve the Minutes of An Action Without A Meeting “Intent to File Lien”, Resolution #29, 9/03/15 and to allow accelerating both accounts forward.

Resolution #38, 9/15/15

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 and seconded, the Board agreed -

To approve the payment of the List of Invoices (8/18/15 through 9/15/15), under \$1,000 in the amount of \$10,299.58.

Resolution #39, 9/15/15

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

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

To approve payment to Stansbury Bldg. Svcs. (Inv. 9-14-15) in the amount of \$1722.08. [See 10. Unfinished Business]

Resolution #41, 9/15/15

Work per Attached Proposal @ 15100 Glade Dr/ 3501 Forest Edge.
McFall & Berry Invoice: 180002, in the amount of \$1223.75.

Resolution #42, 9/15/15

(2) Past Invoice -

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

To approve payment of the past due invoices under \$1,000 in the amount of \$1,028.09

Resolution #40, 9/15/15

- C. Property Maintenance Committee – Mrs. O’Neil presented the reports from the PMC. Upon motion duly made by Kathy Viney and seconded by, the Board agreed –

To amend Resolution #100, 4/21/15 to approve the H&H proposal for additional concrete repairs in the mutual in the amount of \$16,700.00 and to pay in 3 installments from the replacement reserves

Resolution #43, 9/15/15

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

To accept the RMC WELDING proposal for Buildings 10-17 to repair stair noses that are pulling away from the concrete treads, creating a tripping hazard in 14 locations; to treat rusted stair landing with new steel piece in 1 location, at a cost of \$19,800.00 to be paid in 2 installments on presentation of separate invoices; funded from the replacement reserves.

Resolution #44, 9/15/15

- D. Advisory Committee – Viney – No Reports.
- E. Landscape Committee – Moores –
(1). The cause of tree removal is because they are dying and to avoid them from falling.
- F. Social Committee – Moores –
(1). The picnic is up to 75 people.
- G. Rules Committee – Viney – No Reports.
9. Grapevine-Beth Leanza – No Reports.
10. Unfinished Business –
- A. Stansbury Contract –
To amend Resolution #48, 8/19/14 to accept the Stansbury Contract – 2015-2017 as presented and to also approve monthly payments on presentation of invoices.
Resolution #41, 9/15/15
11. New Business –
- A. ABM (Laurie Burdick, B14-1E) –

Upon motion duly made by and seconded, the Board agreed -

To approve the application for building modifications
Resolution #45, 9/15/15

B. ABM (Anne Marschall, B16-3A) –

Upon motion duly made by and seconded, the Board agreed -

To approve the application for building modifications
Resolution #46, 9/15/15

C. Discussion of the 2016 Budget – Richard Bambach discussed the 2016 Budget with the Board of Mutual 14

12. LWCC Advisory Committees –

A. Education/Recreation-Leanza –None.

B. Restaurant-Moores – The restaurant is making process with the renovations.

C. Emergency Prep-Pruett – None.

D. Safety/Transportation-Pruett – None.

13. Open Forum –

14. Next Meeting – The next meeting will be held Tuesday, October 20, 2015 at 9:30 p.m. in the Sullivan Room.

15. Adjournment – The meeting adjourned at 7:20 p.m.

Linda O'Neil, President

