

REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, January 17, 2017

Res #108-#110

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 January 17, 2017 at 9:30 a.m.

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

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

Visitors: Ron Krams, Sharon Moores, Harold Crisp, Carol Emel, Richard Bambach, Suzanne Schust, Barbara Bowers, Jim O'Neil, Ruth Hunter, 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 – Tim Coursen presented the General Manager's Report for the month of January 2017. The report was received, noted and made part of the record.
4. Adoption of Agenda – The agenda was approved as presented.
5. Approval of Minutes – The minutes for December 20, 2016 were approved as presented.
6. President's Comments – Linda reported the following:
  - A. Mrs. O'Neil is very happy for the extra help from Ronny Cabrera for the Maintenance projects in the Mutual.
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 –  
Upon motion duly made by Bobbie Palmer and seconded by Kathy Viney the Board agreed:  
  
To approve the payment of the List of invoices (12/20/16 through 1/17/17) under \$1,000.00 in the amount of \$265.55.

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C. Property Maintenance – Pat Leanza reported the following –

- (1) The PMC meet with Ronny Cabrera and discussed the Supplemental Contract. The tasks and duties that Ronny Cabrera and the Mutual Assistant will be performing was discussed as well. Ronny will be beginning to supervise the Mutual wide projects.

D. Building Rep. Committee – Kathy Viney – None.

E. Landscape Committee – Sharon Moores – The Committee is waiting till the Spring time to begin new projects.

F. Social Committee – Sharon Moores – Sharon Moores thanked the Board for letting the committee go out to lunch and at the lunch they decided to go along with the 6 functions for the year.

G. Rules Committee – None.

8. Unfinished Business –

A. Thompson Status – John Radcliffe reported the following –

- (1) The Thompsons did not comply with the Judge's order but he has listed his property for sale and it has already been sold. John Radcliffe talked to the attorney John McCabe about moving forward with the order. The only thing left to do it wait for settlement to collect the money owed to the Mutual.

B. Doxie Unit & Car – The unit is still considered abandoned and nothing has happened with Bank of America. The unit is also infested with mice.

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

To have Orkin Pest Control come into the Doxie unit and exterminate the mice.  
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The Doxie Car has expired tags and needs to be towed. Barbara Martin and Kathy Viney will get the car towed by contacting the County.

C. Updates on fire and Flooded Units – 3 units were involved in a fire last April and 2 have the residents back in the units and 1 of the units is up for sale. The Coburns who had their unit flooded are also back in the units.

9. New Business -

A. Bylaw Amendment Changing Percentage Required/ Rental Bylaw –

- (1) Quorum at the annual meetings is 51% and the Board decided there is no need to amend the number.
- (2) The Board decided that the Rental Bylaw will go out around August or September.

B. Inspection Form for Resales –

- (1) The Board deiced not to go along with an inspection form report because it may bring conflicts in the future.

C. Krams Request –

- (1) Mr. Krams discussed his desire to increase the number of Board Members. The Mutual 14 Bylaw states the minimum is 3 and the maximum is 7 Board Members. The Board will allow Mr. Krams to post in the Mutual a petition to amend the Bylaws to increase the maximum number of Board Members.

D. ABM: 2 Vantage Hill Ct. –

Upon motion duly made by John Radcliffe and seconded by Bobbie Palmer, the Board agreed:

To approve the ABM (Application for Building Modification) to install an exhaust vent on the roof.

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10. LWCC Advisory Committees –

- A. Education/ Recreation – Beth Leanza – The Committee discussed the construction of the fitness center and the soil testing performed.
- B. Restaurant – James Moores – The Committee discussed the emails going around about the Restaurants violations and sanitation.
- C. Emergency Prep – J. Donald Pruett – None.
- D. Security/ Transportation – J. Donald Pruett – None.

11. Open Forum – Ron Krams spoke.

12. Next Meeting – Tuesday, February 21, 2017 at 9:30 a.m. in the Sullivan Room

13. Adjournment - The meeting was adjourned at 10:51 a.m.

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Linda O'Neil, President