

NOTICE AGENDA

SECOND WALNUT CREEK MUTUAL BOARD OF DIRECTORS MEETING THURSDAY, April 20, 2023 AT 10:00 A.M. ZOOM and PEACOCK HALL

Due to concerns regarding the Covid variants, Flu, and Colds, this meeting will be held via Zoom and in Peacock Hall.

For video/audio participation on your laptop, tablet or smartphone, enter <https://rossmoor.zoom.us/j/84614744963> with Meeting ID: 846 1474 4963 in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, dial 669-900-6833 on your phone and enter Meeting ID. 846 1474 4963 at the prompt.

***For technical support to join a meeting, contact I.T. at 925.988.7627
support@rossmoor.com

1. ROLL CALL: DUNNING, STOTTER, BRADNER, RYKEN, SHLEVIN

2. CONSENT CALENDAR:

- a. Approval of Minutes: Regular Meeting – March 16, 2023
Special Meeting – March 31, 2023
Executive Session Minutes – March 20, 2023

***PRESIDENT'S REMARKS: Conduct at Meetings

3. MOD REPORTS (Paul Donner)

- a. Building and Facilities Reports
 - Maintenance
 - Infrastructure Maintenance
 - Rehabilitation
 - Major Projects
- b. Landscape Report
 - Status of Major Projects

4. TREASURER'S REPORT

- a. Financial Statement Report (Liz Bradner/Joel Lesser)
- b. Resales (Bradner)

5. COMMITTEE REPORTS

- a. Landscape (Chair - Neva Flaherty)
- b. Trash (Chair - Kathleen Epperson)
- c. Water (Chair - Therese Welter)
- d. EPIC (Co Chairs - Dan Davis and Kevin Moore)
- e. Finance (Co-Chair – Michele Colucci)

6. PRESIDENT'S REPORT

7. UNFINISHED BUSINESS

- a. Update on Proposals for Director Election (Dunning)

8. NEW BUSINESS

- a. Civility Pledge (Dunning)
- b. Explain Manor Lube program - cost + efficiency + data - + add toilet inspection to stop water leaks, + add any other items to be included in Manor Lube (Shlevin)
- c. Approve Washer Dryer pilot program (Shlevin)
- d. Cancel or reduce Contract w/5 Star Janitorial Services for laundry room cleaning (Shlevin)
- e. Restore 2 meetings per month; 1 meeting in the late/afternoon/early evening to be a work session (Shlevin)
- f. Identify Reserve Fund account and deposits, open Tax Impound account with depository different from City National Bank and it's subsidiaries (Shlevin)
- g. Approve formation of SWCM Insurance Committee levin)
- h. Schedule SWCM Insurance Town Hall (Shlevin)
- i. Hire Accountant to perform forensic audit (Shlevin)
- j. Bid to hire Reserve Fund Study analyst (Shlevin)
- k. Bid to hire SWCM Accountants (Shlevin)
- l. Bid to hire attorneys (Shlevin)
- m. Place Carport, and Solar Committees into EPIC, amend EPIC charter to include these committees and update (Shlevin)
- n. Report and review of all 2 Director Committees (Shlevin)
- o. Board Secretary to do Articles for Rossmoor News Capturing Highlights of Open Meetings (Bradner)
- p. Property Tax impound Account (Ryken)

9. MEMBERS' FORUM:

(Note: Please note there is a **time limit of 3 minutes** per resident. At the close of the Residents' Forum discussion by residents will be closed.)

10. ANNOUNCEMENTS

Comcast - Rossmoor Call Center 1-800-407-2997

MOD Work Orders email to: workorder@rossmoor.com or call (925) 988-7650

For Landscape Matters, Email: workorder@rossmoor.com or call (925) 988-7650

Second Mutual Meetings

Thursday, May 18, 2023
10:00 a.m. Peacock Hall and Zoom

GRF Regular Board Meeting

Thursday, April 27, 2023
9:00 a.m. Peacock Hall and Zoom

11. ADJOURNMENT

Executive Session to follow re: Member Matters; Legal Matters; Contracts

website: <http://rossmoor.com/mutual/second-mutual/>

Email: swcm@rossmoor.com