

MINUTES
WALNUT CREEK MUTUAL NO. TWO
SPECIAL MEETING
THURSDAY DECEMBER 10, 2020 AT 10:00 A.M.
ZOOM

President Michael Stotter called the meeting to order.

ROLL CALL: PRESENT: President	Michael Stotter
First Vice President	Loran Shlevin
Secretary-Treasurer	Elizabeth Bradner
Director	Barbara El-Baroudi

EXCUSED: Clay Dunning

There were seven residents attending, in addition to the board. One thanked board members, staff and the handyman service for their work. She asked if meeting notices could be posted earlier than at present. President Stotter responded that they will be posted in the Rossmoor News twice, in a monthly calendar in the newspaper and on the website. The board meets regularly on the second and third Thursdays of each month at 10:00 A.M. presently on Zoom. Another asked if board meetings could be recorded. This would be managed by the Golden Rain Foundation and bears the risk of bad editing.

Building Maintenance Manager Mark Marlatte reported that carpentry and painting preventive maintenance are ongoing in Leisure Lane Entries 2 and 4. Eleven roofs have been replaced. Deck coatings are scheduled as needed in the Preventive Maintenance area. Appliance replacements cost is \$21,499 this month. Residents should call MOD if roof and gutter cleaning is needed. Paving and seal coating is completed for 2020.

Landscape Manager Rebecca Pollon reported that landscaping is finishing the year \$100,000 ahead of budget due to delay in proposals for a large project at Tice Creek Entry 6. They are removing junipers with MOD crews so the only charge is for dumpster emptying. Plant replacement is ongoing on Singingwood. Tice Creek will follow next year.

Director of Mutual Operation reported that there will be increases in the hourly rate for Member Records services with no effect on the Mutual, but on users. He also stated that the repair of 1201 Leisure Lane received only two bids and only one was workable, for \$1.5 million. Fire Department approval has been obtained. The City of Walnut Creek permit approval is expected at the end of January and completion of the repair at the end of May.

Chief Financial Officer Rick Chakoff reported that November financial statements are not completed yet. He is optimistic about the insurance cost because many carriers have bid. Resales in November were 10 at a median \$404,500 and year to date, 81 for a median \$465,000.

President Stotter reported that GRF CEO Tim O'Keefe is trying to get Covid 19 vaccine distribution here at Rossmoor. Also, MOD is experimenting with fabric gutter guards in Mutual 3. We have hired a new CPA firm for review and tax preparation.

The board discussed a resident suggestion to replace windows with double pane windows during rehab, to reduce cost. The board decided not to participate in financing. A window company, not MOD, would install them. The savings would come from a group discount which residents would form, not from replacement of wood siding. Savings for energy costs are not large, but quality of life is improved.

The meeting adjourned at 11:04 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual