

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JANUARY 20, 2022 AT 10:00 A.M. ZOOM

President Clay Dunning called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, January 20, 2022 via Zoom.

ROLL CALL: Present: Clay Dunning, President  
Michael Stotter, Vice President  
Liz Bradner, Treasurer  
Loran Shlevin, Director

Absent: Brendan Schmidt, Secretary

Mutual Operations staff was represented by: Paul Donner, Director of Mutual Operations; Joel Lesser, Chief Financial Officer; and Anne Paone, Administrative Secretary.  
Rebecca Pollon, Landscape Manager - Excused  
Mark Marlatte, Building Maintenance Manager - Excused.

There were 56 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting: November 18, 2021  
Executive Meeting: September 14, November 18, and  
December 9, 2021  
Work Session Meeting: June 10, 2021  
Special Meeting: December 16, 2021

*Ms. Bradner moved to approve the consent calendar as presented. Mr. Stotter seconded and the motion carried.*

## RESIDENTS' FORUM

Resident commented that a group meets to discuss concerns about SWCM.

Resident commented on notice for meetings.

Resident asked about status of her atrium. It had flooded and clogged. Mr. Donner reported he does not know the status, but some of the atriums have a design issue. They were triaged during the storms. He will follow-up on this issue.

Resident commented that he thinks shared solar is the wave of the future and SWCM should do everything they can to make it happen.

Resident on trash committee requested another bin and also asked that the blue bin be kept outside of the enclosure to allow for more room.

Resident asked if BBW policy has been finalized. Mr. Dunning reported it has not so resident should follow the current policy.

Resident asked if the Mutual will address aluminum wiring.

Resident volunteered to help the Board with trash. She said she spoke to Walnut Creek and they said they would pick up items for free.

Resident reported that the biggest costs are water and insurance. The infrastructure is very vulnerable. Encouraged Board to look at this.

Resident stated there is a commitment at the State and Federal levels for solar. People use it to cap their electrical costs.

## MOD REPORTS

Mr. Donner reported that Carpentry is on Leisure Lane, E5. They are working on fire wall separators. The cost is \$510.00 per separator. They are working on the 2022 roofing list. Call the work order desk for roof and downspout issues, especially if water is overflowing. The manor lube will begin in March.

There are no ongoing major projects. The Leisure Lane fire building is complete. The Board will decide about the retaining wall on Ptarmigan.

The infrastructure is aging. SWCM is very proactive in maintaining the building exteriors. Electrical and plumbing are issues. They are addressed as issues happen.

The aluminum wiring and aging sub panels need attention. During the resale inspection, they check to make sure the panels are labeled correctly and there are dedicated circuits for the microwaves and dishwashers.

Aluminum to copper wiring can be an issue. Aluminum heats up and cools. This can cause a short. If the work is done under a permit, it should have the proper connections.

FWCM is doing an inspection program.

It is costly to replace all wiring. Some flippers do so. Sub panels could be replaced if money is added to the reserves. The reserve study suggests sub panels could be replaced every 10 years. It would cost \$3,000 to change out a sub panel in a manor.

Approximately \$250,000-\$300,000 is spent per year on plumbing. Most are not large ticket items. Angle stops and supply lines are checked at resale. Owners should check these items. Some Mutuals require braided supply lines at resale. Back-ups are usually due to the misuse of garbage disposals. Anything past the wall is the Mutual's responsibility.

Low-flow toilets do not have a lot of force to push out waste and paper. Root X is used for sewer lines. There are roots in lines. Water main breaks are fairly constant. This is not a new problem. They are caused by tree roots, soil expansion, and contraction. Joints fail, too.

We are waiting for technology that will reline pipes.

Ms. Shlevin reported that sprinklers are watering sidewalks. She believes there is a new law about this. Is there a plan to revisit sprinklers?

Mr. Donner reported that the techs check irrigation. If you see this happening, call the work order desk. This is part of the coupon and there is no charge. People staying home is causing increase in water usage. The work order desk receives about 250-300 calls per day.

Ms. Shlevin commented that changing out the sub panels might decrease the insurance costs.

Mr. Donner reported that the roof warranty is not violated when solar is installed if roofing is done to specs and done by a DuroLast installer. Each resident should be required to have liability coverage to cover any damage. Changing out sub panels might allow more carriers to bid. The loss history is what lowers insurance cost. Rossmoor needs a few years of no fires.

## LANDSCAPE

Mr. Donner reported for Ms. Pollon as follows:

Now that the leaves have mostly fallen off the trees, crews are doing their final cleanups.

Depending on weather and rainfall, irrigation remains off. If we experience several more dry weeks, it may need to be turned back on temporarily.

The MOD crew is about halfway through plant replacements and will continue through the end of January. Annual mulching will begin in March.

Due to water shortages, lawns were not overseeded in fall, as seeded lawns need to be watered twice to three times daily. If we have enough rain to fill the reservoirs by spring, then we will overseed lawns in late March or early April, weather depending.

## TREASURER'S REPORT – Joel Lesser/Liz Bradner

Mr. Lesser reported there are no December financials yet. The November financials listed the operating fund with a balance of \$1,548,291 with cash and the reserve fund balance was \$4,287,130.

Ms. Brader reported there were 12 resales in November for a median price of \$417,500. YTD, there were 132 resales for a median price of \$397,500.

## COMMITTEE REPORTS

### Landscape – Marilyn Schuyler

Ms. Schuyler reported there are 5 people on the committee. Neva Flaherty is the co-chair. There are 5 landscape zones. They meet approximately every 2 weeks. The landscape contract was awarded to Terra. \$578,856 for 2022. \$160,000 for tree maintenances, \$200,00 for landscape projects. \$25,000 for plant replacements and \$25,000 for mulch.

Money is divided equally per zone. The committee recommends having a spending and allocation report for the Board and the committee. It should be done mid-year. They will submit a list in March to Ms. Pollon for projects. The committee looks at all entries to identify work needed and visible to all, instead of selecting just 1 or 2 entries and doing manor rehabs. Bids should be requested from outside companies to do projects. Priority should be given to requests or conditions that have been for at least 3 months.

Various recommendations were reported. The committee has suggestions regarding Terra's maintenance contract.

### Trash – Kathleen Epperson, Chair

Report by Kathleen Epperson Morris.

Thank you for giving emergency approval to replace the broken, one-yard, landfill dumpster in Tice Creek Entry 11 with the two-yarder we were going to request at today's meeting.

When moving in or out of Rossmoor, many people or their families fill up trash enclosures, sometimes with non-allowable items, like large packing boxes, excessive bubble wrap, furniture, microwaves, rugs, and cans of paint. They sometimes leave no room for residents' ordinary trash. This causes frustration and can incur extra charges from Republic Services. There are rules against this which are not enforceable because there are no consequences.

In December, a Second Mutual director asked us to recommend consequences for

residents who do this. This is a complex issue. Our first step is an attempt to find out how other senior communities handle this problem. We approached Tim O'Keefe who forwarded our questions to other communities. So far, we have not gotten any responses. On January 1, a new state law (SB 1383) came into effect which requires all people and businesses to separate things like leftover food and kitchen scraps from the rest of their trash. In response, the Trash Committee's goal for 2022 is to increase composting in Second Mutual.

Some residents in Ptarmigan Entry 1A want to comply, but their trash enclosure is too small for two blue carts plus a green cart. To make room for a green cart, they request permission to keep one blue cart outside the trash enclosure. The three blue carts which are already outside the trash enclosure in Ptarmigan Entry 3A set a precedent for this request.

Do we have your approval to allow residents in Ptarmigan Entry 1A to make room for a green cart, by keeping one blue cart outside the trash enclosure? With the exception of Ms. Shlevin, the Board said they will support this if the entry residents support it, but it could be changed if it becomes messy. Ms. Shlevin felt she did not have enough information.

Ms. Epperson asked for an increase to the committee's allowance to \$600.

*Mr. Dunning moved to approve an allowance of \$600 for 2022. Ms. Bradner seconded and the motion carried.*

A voice vote was taken and all Board members in attendance responded aye.

Ms. Epperson asked who will replace Barbara El-Baroudi as their liaison. This was tabled for another meeting.

**Water** – Nathan Roundy, Chair

Therese Welter reported on the background for the water committee to be able to obtain information from EBMUD. It was very challenging, but they now have the information that they need to review. They have 4 years of billing. They will put together a report for the Board.

Susan Steel reported the following:

The Second Mutual Water Committee recommends a pilot project to determine the feasibility of replacing high water use toilets with low-flow toilets throughout the Mutual. The project is to be funded by the Mutual. Participation in the pilot is contingent on the owner of the manor taking full responsibility for future maintenance, consistent with current responsibility for manor toilets.

**Water Cost**

Low-flow toilets come in two major types – single flush and dual flush. For the former, the choice is between 1.28 gallons per flush (gpf) and .8 gallons per flush (gpf). The flushes for the latter are 1.1 and 1.6 gpf. The gallons per flush in older toilets varies, but the lowest is 3.5 gpf and many use 5 gpf.

**The Value of a Pilot**

The pilot would target 10 toilets, excluding the configuration involving two toilets and a one-person household, as the least cost effective. The Mutual Board would put out a call for volunteers. Given the projected replacement cost, the expense of the pilot ranges, depending on the toilet choice from \$3090 (10 x \$309) to \$2500 (10 x \$250).

The Water Committee has identified a number of issues that a pilot would address.

- **Footprint:** The cost of replacement is increased if the difference between the footprint of the current toilet and the replacement toilet requires additional work to the bathroom floor. The pilot would give some sense of whether this poses a difficulty.

- **Style:** It would be optimal if a single toilet style could be chosen. However, some residents might prefer a different style. We think such a preference should be accommodated, if possible. We also think that if it results in an additional cost, that cost should be borne by the resident. The pilot should give some indication of the residents' preferences and whether any variability is workable.
- **Resistance:** Because residents cannot monitor their own water usage, the financial benefit of a low-flow toilet is not seen at the manor level. As the pilot will depend on volunteers, it will allow a measure of resident resistance and inform methods of overcoming it.

The success of the pilot can be gauged by how easily these issues are resolved, as well as by whether other issues arise.

#### Mutual Responsibility

We understand that one objection to Mutual funding for toilet replacement is that it will obligate the Mutual to undertake responsibility for future repairs. Therefore, any replacement must be contingent on the manor owner's written acceptance of this responsibility.

*Ms. Bradner moved to start the pilot program for low-flow toilets with 10 volunteers so the viability can be assessed. Mr. Stotter seconded and the motion carried 3-1 (Shlevin)*

A voice vote was taken. Dunning-yes, Stotter-yes, Bradner-yes, Shlevin-no

#### Solar – Eric Cox

Mr. Cox provided some background. Table Rock did not work out. Johnson Controls did not work out. They are looking into shared solar. Solar Technologies does shared solar. The original policy only allowed solar on your own roof or adjacent carport. Shared solar can be congregated together as one on carport roofs. There is no worry about Zinsco panels. The proposed solar policy has been revised. The NEM3 will pass (Net Metering) Many residents in Rossmoor have already applied. If they can get solar panels on carports, it could lower SWCM common area charges for electricity.

Mr. Dunning stated there could be an issue regarding selection on carports for shared solar. Common area solar should have priority.

#### PRESIDENT'S REPORT

No report.

#### UNFINISHED BUSINESS

None

#### NEW BUSINESS

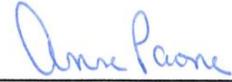
None

#### ANNOUNCEMENTS

Mr. Dunning read the announcements as listed on the agenda.

#### ADJOURNMENT

Having no further business, the Board adjourned the meeting at 1:07 p.m.



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Anne Paone, Assistant Secretary  
Second Walnut Creek Mutual

\*\*\*The Board of Directors met in executive session on September 14, 2021 at 11:00 a.m. to discuss the following:

1. Member Matters – President to speak to attorney

Having no further business, the executive session adjourned at 1:29 p.m.

\*\*\*The Board of Directors met in executive session on October 11, 2021 at 9:00 a.m. to discuss the following:

1. Member Matters – Outstanding Debt, Access to Manor

Having no further business, the executive session adjourned at 9:42 a.m.

\*\*\*The Board of Directors met in executive session on October 28, 2021 at 10:00 a.m. to discuss the following:

1. Member Matters – Fines Imposed, Reinstate Membership

Having no further business, the executive session adjourned at 11:09 a.m.

\*\*\*The Board of Directors met in executive session on November 18, 2021 at 12:54 p.m. to discuss the following:

1. Member Matters – Outstanding Balance, Fine Stands

Having no further business, the executive session adjourned at 1:29 p.m.

\*\*\*The Board of Directors met in executive session on December 9, 2021 at 1:00 p.m. to discuss the following:

1. Member Matters – Payments, Terminations Status Updates

Having no further business, the executive session adjourned at 2:18 p.m.