

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JUNE 17, 2021 AT 10:00 A.M. ZOOM MEETING

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, June 17, 2021 via ZOOM.

ROLL CALL: Present: Clay Dunning, President
Michael Stotter, Vice President
Liz Bradner, Treasurer/Secretary
Barbara El-Baroudi, Director
Brendan Schmidt, Director

Absent: None

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

There were 18 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting: May 13 and May 20, 2021
Special Meeting: May 27, 2021
Executive Meeting: May 13, 18, and May 27, 2021

Mr. Stotter moved to approve the consent calendar as presented. Ms. El-Baroudi seconded and the motion carried without dissent.

RESIDENTS' FORUM

No comments or questions from the residents.

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported that the T.C. E6 renovation proposals were revised. She met with Doc King and Bob Hass.

The Board approved a NTE last meeting.

Mr. Dunning moved to approve the revised proposals for a total of \$96,875.00 to be taken from the reserve fund. Any project over \$5,000 will go out to bid. Ms. El-Baroudi seconded and the motion carried without dissent.

Landscape Committee: Doc King reported they are developing ways to make assessments and recommendations. There are many requests for plants. They have created a quick

reference sheet with contact information. The resident will get a copy when they make contact with a representative or the committee.

BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Mgr.

Mr. Donner reported for Mr. Marlatte as follows:

Fairlawn Running Springs and Leisure Lane has a significant water shut-off. He apologized, but he didn't have much information. There was a main line break under a 100 ft. tree. Hand digging took about 15 hours. Everything was repaired. Ms. Pollon reported that the tree will be removed.

Mr. Donner stated that Freeman Air Conditioning will be on site. The weather is getting very hot. Call Securitas after hours if there is a problem with your A/C.

Carpentry is on Leisure Lane. They may bring in one or two more carpenters. It is hard to find help. They have stopped installing the fire stop in the attics because it is too hot. The glass fire inserts in the entryways on Leisure Lane, E7 will start again.

TREASURER'S REPORT – Joel Lesser/Liz Bradner

Mr. Lesser reported on the May financials. The ending fund balance in the operating account was \$269,072. The reserve account had \$4,937,854. The Mutual was \$12,317 under budget. YTD, the Mutual is under budget by \$224,151.

Ms. Bradner stated there are a lot of delinquencies of small amounts because people send their payments in after the 15th of each month. She asked that residents mail their coupon on time or set up ACH.

Ms. Bradner reported there is no new resales report so she repeated the sales for April. 15 monthly sales for a median price of \$415,500 and YTD 44 sales for a median price of \$339,000.

MOD REPORT – Paul Donner

Mr. Donner reported that MOD will be open from 8-12 for walk-ins for appointments. From noon – 4 pm, it will be appointments only. July 15th is the date for us to go back to in person meetings.

PRESIDENT'S REPORT

No report.

COMMITTEE REPORTS

Trash – Kathleen Epperson, Chair

Ms. Epperson gave the following report:

We have three recommendations related to landfill dumpsters. First, the operations supervisor at Republic Services and the landfill driver report that Singingwood Ct Entry 8 trash needs more service. They recommend increasing landfill pickup from once a week to twice a week. According to an email from Republic Services on June 2, residents reported missed pickups during the previous 3 weeks, but GPS tracking affirms the Republic driver had been there. I talked with several residents in Singingwood Ct Entry 8 who agree this landfill dumpster is often overloaded.

Second, the one-yard landfill dumpster in Fairlawn Entry 4, which serves about 25 units, is often full on Sundays, even though pickup isn't until Thursday. Some residents hold back dumping trash until it is emptied. Even so, this dumpster was overflowing this morning with scattered food scraps from raccoons. Residents request upgrading to a two-yarder.

Third, we recommend reducing landfill pickup service, as an experiment, in Tice Creek Drive Entry 12B. If this experiment doesn't work, we would resume the current landfill pickup service. If this works, Second Mutual could save \$209 a month or \$2509 a year. Although the savings could be less because some waste overages may occur. This two-yard landfill dumpster, which serves about 29 manors, is emptied twice a week. The few times I've checked this dumpster, it is more than half empty, including the night before a pickup. The three TCD E12B residents I talked with were agreeable to this idea. Two of these residents will give me feedback if problems surface.

Most of the upgrades which you approved last month were implemented yesterday. We are currently monitoring eight other enclosures. We hope that the new 2-yard dumpsters on Running Springs will mean less overflow to the surrounding enclosures and that efforts by trash volunteers on the enclosure level might reduce overages. We now have 41 trash volunteers for 38 enclosures!

We discovered two enclosures where, for years, Second Mutual has been paying about twice the cost for actual service received. Canyonwood Ct E3 is being billed for four 1-yard dumpsters when they actually have only one 2-yarder. We are waiting for this correction. Singingwood CT E2 was being billed EACH WEEK the monthly rate for a 1-yard landfill dumpster but they also have only one 2-yarder. This was corrected retroactive to May. Recycle Smart's new recycling and landfill posters are now in 80 enclosures.

In closing, we request twice-a-week landfill pickup in SWC E8, experimenting with reducing landfill pickup in TCD E12B to once a week, and upgrading the landfill dumper in FLC E4 from one-yard to two-yards. Additionally, we ask to be on your agenda once a month permanently.

Mr. Dunning moved to approve increasing the pick-up of landfill at Singingwood, E8, to twice weekly, reducing landfill pickup service, as an experiment, in Tice Creek Drive Entry 12B, and upgrading Fairlawn, E4 from a one-yard dumpster to a two-yard dumpster. Mr. Schmidt seconded and the motion carried without dissent.

Water – Nathan Roundy, Chair

Ms. Bradner reported for Mr. Roundy. The committee met on Sunday and will meet again. They have a water flow meter and a whiteboard.

Solar – Mark Fehlig

Mr. Fehlig reported that he is following what other Mutuels are doing regarding a solar program. Rossmoor Solar Initiative is very active. FWCM is working on it. TWCM has approved the signing of the engagement letter to move forward with a feasibility study. There will be a Rossmoor Solar Town Hall meeting on June 30th. Everyone is invited.

Mr. Fehlig spoke briefly about electric vehicle charging. Some residents are charging illegally.

UNFINISHED BUSINESS

None

NEW BUSINESS

a. Appointment to Landscape Committee

Mr. Schmidt moved to appoint Michael Stotter as the Board Liaison to the Landscape Committee. Mr. Dunning seconded and the motion carried without dissent.

b. One Monthly Board Meeting

Mr. Donner reported that this started out as Board members only. They had discussions about how to proceed and what items needed to go on the monthly meeting agenda.

Mr. Stotter moved to drop the Work Session meeting and to only have one regular Board meeting per month. Mr. Dunning seconded and the motion carried 4-1. (El-Baroudi)

ANNOUNCEMENTS

Mr. Dunning read the announcements on the agenda. The next meeting will be on July 15, 2021 in Peacock Hall at 10 a.m.

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:59 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual

**The Board of Directors met in executive session on May 13, 2021 at 11:16 a.m. via ZOOM to discuss the following:

Member Matters – Various.

Having no further business, the executive session adjourned at 12:26 a.m.

**The Board of Directors met in executive session on May 18, 2021 at 3:15 p.m. via ZOOM to discuss the following:

Legal – Review of documents

Having no further business, the executive session adjourned at 3:48 p.m.

**The Board of Directors met in executive session on May 27, 2021 at 10:20 a.m. via ZOOM to discuss the following:

Legal – Approval to sign documents

Having no further business, the executive session adjourned at 10:35 a.m.