

MINUTES
SECOND WALNUT CREEK MUTUAL
SPECIAL MEETING - WORKING SESSION
THURSDAY OCTOBER 8, 2020 AT 10:00 A.M.
ZOOM

Acting President Michael Stotter called the meeting to order.

ROLL CALL: PRESENT: President Michael Stotter
Vice President Barbara El-Baroudi
Secretary Elizabeth Bradner
Treasurer Mark Fehlig
Director Nathan Roundy

EXCUSED: None

MOD staff was represented by Director of Mutual Operations Paul Donner, Landscape Manager Rebecca Pollon, Building Maintenance Manager Mark Marlatte, Assistant Controller Tess Haskett and Financial Analyst Jo Ann Cooper.

Mr. Marlatte reported that nine roofs are finished, three more will be finished next week, and the last two by October 23. Paving is ongoing at Ptarmigan Entry 3 and will be done on Entry 1. Painting work is ongoing in Running Springs Entry 2 and next will be Tice Creek Entry 3. Ms. Baroudi asked if installing gutters would save gutter cleaning cost. Mr. Donner replied that that would cost more than it would save unless a new product is found.

Landscape Manager Rebecca Pollon reported that Tice Creek 6 proposals are due at the end of October but the work will have to be postponed to next year to avoid working during the holidays. Juniper removal work is being done now, to be followed by plant replacement.

There were seven residents at the meeting. One asked about overflowing dumpsters. Mr. Donner responded that Republic has a difficult week all through Rossmoor missing pickups. Mr. Fehlig suggested that each entry have a designated "champion" to handle trash issues. He said that recycling is normally picked up twice a week and landfill and compost once a week.

The Treasurer's Report could not be given because the September financial statements are not completed. However, Mr. Donner said that smoke detector replacement is long-term so will be charged to the Reserve Fund and that will reduce the deficit in the Operating Fund.

Ms. Bradner reported that collection efforts had been made on 13 accounts where more than \$2200 was owed for over ninety days. Four accounts responded with intention to pay. The other nine will be called to hearings where their membership may be revoked by the board.

The balance of the meeting concerned the further review of the 2021 budget. The version considered involved a \$50 increase in the coupon, \$46 of which is due to expected increased insurance and water cost. It would be \$21 higher except that the contribution to the Reserve Fund is to be decreased to cover a \$23 increase in the Working Capital fund. Ms. Haskett stated that this decrease in reserve would result in a negative rating from our reserve advisor. Ms. Bradner proposed that the decrease be restored in 2022 and future years when insurance and working capital needs might not increase as much. Ms. Haskett will ask the advisor what scenario would result in a positive rating.

The meeting was adjourned at 11:10 A.M.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual