

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
FIFTY-FIRST ANNUAL MEMBERS MEETING
FRIDAY, JUNE 16, 2022, AT 1:30 P.M.
ZOOM MEETING

The Fifty-First Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 16, 2022, at 1:30 p.m. by President Mike Kiefer.

Roll Call

Board Present Mike Kiefer, President
 Nazli Monahan, Vice President
 Maureen Lawson, Secretary-Treasurer

Guests Present Paul Donner, Mutual Operations Director
 Rick West, Building Manager
 Melissa Ward, Board Legal Counsel
 Lucy Limon, Board Services Coordinator

VERIFICATION OF QUORUM

Assistant Secretary Lucy Limon confirmed that the quorum of 15 members was met. 18 households were represented.

CERTIFICATION OF NOTICE

Assistant Secretary Lucy Limon certified that notice announcing the Annual Membership Meeting was mailed to all Members of record as of June 6, 2022, in accordance with Article 4, Section 4.3 of the Bylaws of said Corporation.

APPROVAL OF MINUTES

It was moved, seconded, and passed to approve the minutes of the June 11, 2021, Annual Meeting and the June 11, 2021, Organizational Meeting.

REPORTS OF OFFICERS AND COMMITTEES

Financial Report: Given by Paul Donner. Paul reported the following regarding our financial funds as of April 30, 2022: Operating: \$61,227; Reserves: \$251,429; Total Funds: \$312,656. Paul reported that the Mutual is right on budget to date.

Building Maintenance Report: Rick West

Rick West gave the following report:

INFORMATION ITEMS: Work Scheduled in Progress or Completed

1. 4029 TG Dry Rot Framing Repair Project. Bertolami Engineering sent drawings and specs to the city. City permits have been granted. Contractor: GBG Estimate \$12,738.30.

Project has been Completed.

2 Otis Elevator State Mandated Load Testing. Cost \$3,462.00.

Testing was completed and passed.

3. To prevent water damage to the clubroom the Mutual hired GBG to complete Excel Waterproof Coating to be applied to an additional 3 carport parking stalls.

Contractor: GBG - Cost \$6,988.00.

(This project has been completed).

4. 2022 Balcony Deck recoating Project. Phase II will include 4033 Villa Barcelona, Valencia, Seville, and Casita units.

Phase II will complete all of the Balconies with the New Excel Waterproof Coating.

Waiting for GBG to send 2022 Estimate. \$40,000.00 is Budgeted for 2022 for this project.

(Phase II is tentatively scheduled to begin in 2022).

5. **SB326 - Raised Component inspections by a Licensed Structural Engineer. The Mutual Hire FWC to complete this work in Two Phases over Two Years. 2022 / 2023. The duplex trusses will also be inspected this summer.**

**Cost estimate for 2022 - \$19,700.00.
(Phase I Scheduled to be completed July 2022).**

6. **4033 TG was found to have truss issues related to the weight of the concrete roof tiles and Building Movement. FWC and Bertolami engineering were hired by the mutual as Licensed Structural Engineering and Civil Engineering Companies to investigate. Protera was hired to complete surface testing for Asbestos & Lead. Truss repairs and re-roofing with light weight asphalt composition shingles. Class A Fire Resistant Presidential 40-year Composition shingle Roofing in Country Grey Color - Contractors: AMAC / Fiala Roofing / Eisen Environmental / KRT INC. The Mutual Board also hired FWC Engineering / Bertolami Engineering and Protera to complete the list of Contractors.**

Project is scheduled to start on June 27th, 2022.

Landscaping Report: John Tawastajerna
No report was presented

President's Report: Mike Kiefer
No report was presented.

ACCLIMATION OF DIRECTOR

Nazli Monahan was acclimated to another three-year term on the Board of Directors ending in 2023. No other candidates came forward to run for the Board of Directors before the deadline and therefore the Mutual did not have to spend money on a ballot process.

RESIDENT'S FORUM

Residents were afforded the opportunity to express their general concerns and make comments. Comments included roofs, compliments to the Board.

ANNOUNCEMENTS

The next quarterly meeting will be held on September 23, 2022, at 1:30PM, via Zoom.

ADJOURNMENT

The meeting adjourned at 1:54 p.m. and the Board Moved into an organizational meeting.

Respectfully submitted,
Assistant Secretary
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