



ROSSMOOR WALNUT CREEK

Walnut Creek Mutual Twenty-Two

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING
THURSDAY, APRIL 4TH, 2023, AT 2 P.M.
CLUB 22 – 4033 TERRA GRANADA DR.
WALNUT CREEK, CA 94595

Call to Order:

The Quarterly Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on April 4th, 2023, at 2 p.m. by President Mike Kiefer.

Roll Call

Board Present: Mike Kiefer, President
 Nazli Monahan, Vice President
 Nancy Peshon, Secretary-Treasurer

Guests Present:

Paul Donner, Mutual Operations Director
Rick West, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Manager

Approval of Minutes:

- Regular Meeting Minutes of December 20th, 2022
- Special Meeting Minutes of February 6th, 2023

A motion was made, seconded, and carried to approve the aforementioned sets of minutes.

Moved, Seconded, Carried 3-0

Financial Report:

Paul Donner reported on the finances through January 31st, 2023:

- Operating Balance: \$89,985
- Reserve Funds Balance: \$340,321

A motion was made, seconded, and carried that the Mutual 22 Board is complying with Civil Code 5500.

Moved, Seconded, Carried 3-0

Building Maintenance Report

Rick West gave the following report:

ACTION ITEMS: Proposals for review or Approval

1. 4001 TG – Contractor: Five Star – Scope of work

Need to dig out 8 feet deep using T-11 trenching method to expose blockage pipe. Remove and replace section of pipe. At this time, it is not possible to determine the size of the pipe to be replaced. After investigation and running the camera, we found the need to add 1 clean out into the building. Excavate to provide access around existing sewer line pipe that goes to the street. Install clean out one that goes to the building to provide to run snake inside building. Back fill with gravel around pipe and then backfill with existing dirt. Leave job clean and neat.

Estimate \$9,840.00

INFORMATION ITEMS: Work Scheduled in Progress or Completed

1. 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.

(Phase II is tentatively scheduled to begin in 2023).

2. 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 in 2023.

FWC Phase I Cost for 2022 - \$19,700.00. / FWC Phase II Cost for 2023 - \$20,115.00.

Phase I was completed in September 2022. (With the exception of inaccessible units. Waiting for Engineering Report).

3. 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.

Both North & East side Building were completed in 2022. West side Building is scheduled to be completed in 2023.

Project Cost \$493,483.00

Landscape Report:

John Tawaststjerna, Landscape Manager, gave the following report:

Mutual 22 Landscape Report

MOD Days

- Spring MOD days are complete
 - Crew mulched 80 yards in Zone B of Mulching Plan
 - \$4,000.00 (Landscape Rehab Reserves)

| Mutual | Total Days | Spring | Summer | Fall |
|---------------|-------------------|---------------|---------------|----------------|
| 22 | 8 | 4 | 2 | 2 |
| | | 3/21 to 3/24 | 6/8 to 6/9 | 11/13 to 11/14 |

Landscape Maintenance

- Lawns have been fertilized and overseeded as needed
- Shrub fertilization is currently underway
- Grub control is currently underway

Tree Maintenance

- Waraner yearly tree pruning proposal for health, safety, and building clearance.
 - \$4,950.00 (Reserves)

A motion was made, seconded, and carried to approve the Waraner contract in the amount of \$4,950 for tree pruning throughout the Mutual.

Moved, Seconded, Carried 3-0

Board Reports:

President Michael Kiefer:

No report was presented.

Vice President Nazli Monahan:

No report was presented.

Secretary Nancy Peshon:

Secretary Peshon reminded residents to make their final special assessment payment.

Old Business:

No Old Business.

New Business:

- 2023 Election:

A motion was made, seconded, and carried to appoint Maureen Lawson as the Inspector of Elections.

Moved, Seconded, Carried 3-0

Residents Forum

Residents asked about BBQs, and the workorder desk.

Next Meeting

Annual and Organizational meetings will be held on Friday, June 9th, 2023, at 1:30 pm, in the Club 22 meeting room.

ADJOURNMENT

The meeting adjourned at 2:50 p.m.

RESPECTFULLY SUBMITTED,

LUCY LIMON
ASSISTANT SECRETARY
MUTUAL 22