



Walnut Creek Mutual Twenty-Two

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING
FRIDAY, DECEMBER 1st, 2023, AT 1:30 P.M.
ZOOM MEETING

Call to Order:

The Quarterly Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on December 1st, 2023, at 1:31 p.m. by President Meg Gormley.

Roll Call

Board Present: Meg Gormley, President
 Nazli Monahan, Vice President
 Nancy Peshon, Secretary-Treasurer

Guests Present:

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

Approval of Minutes:

- Regular Meeting Minutes of September 22nd, 2023
- Special Meeting Minutes of September 29th, 2023
- Special Meeting Minutes of November 6th, 2023

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

Moved, Seconded, Carried 3-0

Financial Report:

Jeroen Wright reported on the finances through October 31st, 2023:

- Operating Balance: \$97,165
- Reserve Funds Balance: \$272,762
- YTD: \$369,927

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

Moved, Seconded, Carried 3-0

Jeroen Wright reported that the Firewise committee has finalized their 3-year activity plan, and they submitted their plan to ConFire for review. The committee hopes to have recognition as of 2024. SWCM suffered a loss of about \$80k in 2021, the resident's insurer refused to be liable for the damage. SWCM will pay the first \$10k of that and the rest of the Mutuals that participate in the Shared Deductible Agreement will contribute the remaining \$70k. Budgets are finalized and will be submitted to the printer.

Building Maintenance Report

Rick West gave the following report:

ACTION ITEMS: Proposals for review or Approval

1. 4033 TG Breezeway Control Joints and Deck Coating. Contractor: GBG
Cost \$4,803.81.

Moved, Seconded, Carried 3-0

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 rescheduled to begin in 2024).

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

Phase I & II completed in Sept. 2022 and Sept. 2023. (Waiting for final Engineering Report).

Phase I report going out to Bid.

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 completed in 2023.
Project Cost \$493,483.00

4. Truss inspection for the 8 Buildings
4001/4005/4009/4013/4017/4021/4025/ 4029. Completed By FWC.
Currently reviewing report from FWC.

5. MOD to reseal all of the Breezeway columns.

Landscape Report:

John Tawaststjerna reported that all irrigation controllers have been turned off. Terra Landscape will be going around cleaning drains and picking up leaves. John is currently waiting for the city approval to remove a sycamore tree.

A motion was made to approve a Waraner Bros Tree Service in the amount of \$7,740.

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:
No report was presented.

New Business:

- Bylaw Amendment – Insurance Coverage: President Gormley reported that due to the insurance crisis in California and throughout the US, M22 will need to revise their governing documents to loosen the language on their insurance requirements. Changes in the governing documents require a ballot vote by the membership. More information on this will come in early 2024.

Residents Forum

No comments were made.

Next Meeting

March 22nd, 2024, @ 1:30 pm, quarterly meeting of the Board, Club 22 - 4033
Terra Granada Dr.

ADJOURNMENT

The meeting was adjourned at 1:56 p.m.

RESPECTFULLY SUBMITTED,

LUCY LIMON
ASSISTANT SECRETARY
MUTUAL 22