

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
QUARTERLY MEETING
TUESDAY, DECEMBER 20TH, 2022, 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 20th, 2022, at 1:34 p.m. by President Mike Kiefer.

Roll Call

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

Guests Present: Rick West, Building Maintenance Manager
Lucy Limon, Board Services Manager

Approval of Minutes:

- Regular Meeting Minutes of September 23rd, 2022
- Special Meeting Minutes of November 10th, 2022

A motion was made, seconded, and carried to approve the minutes of the Annual and Organizational Meeting.

Moved, Seconded, Carried 3-0

Financial Report:

Rick West reported on the finances through October 31st, 2022:
Operating Balance: \$93,355
Reserve Funds Balance: \$319,758

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

No motion was made.

Building Maintenance Report

Rick West gave the following report:

INFORMATION ITEMS: Work Scheduled in Progress or Complete

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 January 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 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 was completed in 2022.
WEST Building scheduled to be completed in 2023.
Project Cost \$493,483.00 Excluding change orders and professional expenses.

Landscape Report:

No report was given.

Board Reports:

President Michael Kiefer:

President Kiefer briefly reported on the phone lines in the elevators.

Vice President Nazli Monahan: Nazli reported on the cracks in the walkway. Rick West advised that a workorder has been created and MOD will be looking into it.

Secretary Nancy Peshon: No report was given.

New Business:

No new business.

Old Business:

- 2023 Budget Overview by MOD – Rick West advised that beginning on January 1, 2023, the monthly coupon will change from \$976 to \$1,171.

Residents Forum: Residents asked about the coupon increase and building maintenance.

ADJOURNMENT

The meeting adjourned at 2:28p.m.

NEXT MEETING: March 24th, 2023 at 1:30 p.m., Quarterly Meeting of the Board, hopefully in-person.

RESPECTFULLY SUBMITTED,
LUCY LIMON
ASSISTANT SECRETARY
MUTUAL 22