

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
QUARTERLY MEETING
WEDNESDAY, SEPTEMBER 22, 2021 , 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 September 22, 2021, at 1:30 p.m. by President Mike Kiefer

Roll Call

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

Guests Present: Paul Donner, Mutual Operations Director
Rebecca Pollon, Landscape Manager
Lucy Limon, Interim Asst. Secretary

Absent: Rick West, Building Maintenance Mgr.

Approval of Minutes

A motion was made, seconded, and carried to approve the minutes of the Annual Meeting held on June 11, 2021, and the Executive Session meeting held on June 11, 2021.

Financial Report:

Paul Donner reported on the finances through July 31, 2021:
Operating Balance: \$44,500
Reserve Funds Balance: \$295,182

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

Building Maintenance Report

Paul Donner gave Rick West's report:

1. To prevent water damage to the clubroom, the Mutual has requested that the Excel Waterproof Coating be applied to an additional three carport parking stalls at an estimated cost of \$6,988.00. This is scheduled to be completed by October 2021.
2. 2021 Duplex Balcony Decks Recoating Project was completed in August 2021 at a cost of \$35,370.71. Phase II includes the 4033 building decks to be completed in 2022 pending Board approval of an estimate.
3. MOD will replace 80 feet of 4033 Breezeway hand railing including new hardware and paint at a total cost of \$8,683.00. Project is scheduled for completion in 2021 pending availability of lumber.
4. Gutter/Downspout Cleaning. Mutual has a new three-year Contract with Outdoor Keepers which includes cleaning in November and again in February. Annual Cost is \$6,612

Landscape Report: Rebecca Pollon

Rebecca reported that our landscape rehab reserves are \$13,837.00 with an available budget of \$624.00. Projects are as follows: Rehab lawn/landscape behind 4025 is complete at a cost of \$9,670.

Removal of remaining junipers behind 4001/4005/4009 at a cost of \$1,775.

Replacement plants will be planted in fall of 2021 and spring of 2022. Removal of junipers behind 4021 is complete.

Our available budget for tree maintenance is \$1,845; for tree removals from reserves is \$4,825.

Irrigation: Available budget is \$3,375. We have total of five clocks (controllers) with three clocks older than 5 years. Subscription fee for each clock older than five years us \$750,

Board Reports: President Michael Kiefer. Mike reported on the status of the Rossmoor solar plan which at present is on hold.

Secretary Maureen Lawson: Reported on raccoons seen coming out of 4033 trash room by resident. Resident was told to call the work order desk and report the problem.

Approval of GRF installed evacuation signs
The Board moved, seconded, and passed a motion to approve these signs.

Residents Forum: Residents asked about irrigation timing and completion of 4029 repairs.

ADJOURNMENT

The meeting adjourned at approximately 2:30 p.m.

NEXT MEETING: QUARTERLY ON DECEMBER 3, 2021, AT 1:30 P.M. PROBABLY VIA ZOOM.

RESPECTFULLY SUBMITTED,
MAUREEN LAWSON
SECRETARY-TREASURER
MUTUAL 22