



ROSSMOOR WALNUT CREEK

Walnut Creek Mutual Twenty-Two

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING
FRIDAY, SEPTEMBER 22nd, 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 September 22nd, 2023, at 1:32 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 April 4th, 2023
- Ballot Count Meeting Minutes of June 8th, 2023
- Annual Meeting Minutes of June 9th, 2023
- Organizational Meeting Minutes of June 9th, 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 August 31st, 2023:

- Operating Balance: \$172k
- Reserve Funds Balance: \$441k

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

Moved, Seconded, Carried 3-0

Jeroen Wriqth explained that insurance increases will result in a coupon increase. The budget meeting coming up will give the Board and residents a better understanding of what that increase will look like for M22.

Building Maintenance Report

Rick West gave the following report:

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).**

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**

Landscape Report:

John Tawaststjerna reported that Terra Landscape will be overseeing all M22 lawns. The MOD days will be November 13th and 14th. The crew will be replacing small plants. There will be an ivy rehab along Avenida Sevilla. John applied for 4 tree removal permits and only 1 was denied.

Board Reports:

President Michael Kiefer:

No report was presented.

Vice President Nazli Monahan:

No report was presented.

Secretary Nancy Peshon:

No report was presented.

Old Business:

- Roof Trusses Duplexes: *See Rick West's maintenance report.*

New Business:

- EPO Coordinator: Marilyn has retired from her role as coordinator. Residents who would like to volunteer please contact the Mutual Board.

Residents Forum

Residents asked about alterations and FedEx deliveries.

Next Meeting

December 1st, 2023, @ 1:30 pm, quarterly meeting of the Board, Club 22 - 4033 Terra Granada Dr.

ADJOURNMENT

The meeting was adjourned at 2:55 p.m.

RESPECTFULLY SUBMITTED,

LUCY LIMON
ASSISTANT SECRETARY
MUTUAL 22