

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
QUARTERLY MEETING
FRIDAY, MARCH 25, 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 March 25, 2022, at 1:32 p.m. by Secretary Maureen Lawson.

Roll Call

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

Guests Present: Paul Donner, Mutual Operations Director
 Rick West, Building Maintenance Manager
 John Tawatsjerna, Landscape Manager
 Lucy Limon, Interim Asst. Secretary

Approval of Minutes

A motion was made, seconded, and carried to approve the minutes of the Quarterly Meeting held on December 3, 2021.

Moved, Seconded, Carried 3-0

Financial Report:

Paul Donner reported on the finances through December 31, 2021:

Operating Balance: \$58,842

Reserve Funds Balance: \$275,997

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:

INFORMATION ITEMS: Work Scheduled in Progress or Completed

1. **4029 TG Dry Rot Framing Repair Project.** Bertolami Engineering sent drawings and specs to the city.
City permits have been granted. Contractor: GBG Estimate \$12,738.30.
Project in progress.
2. **Otis Elevator State Mandated Load Testing estimate \$3,462.00.**
Testing was completed and passed.
3. **To prevent water damage to the clubroom the Mutual hired GBG to complete Excel Waterproof Coating to be applied to an additional 3 carport parking stalls.**
Contractor: GBG - Cost \$6,988.00.
(This project has been completed).
4. **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.
Waiting for GBG to send 2022 Estimate. \$40,000.00 is Budgeted for 2022 for this project.
(Phase II is tentatively scheduled to begin in 2022).
5. **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.
Cost estimate for 2022 - \$19,700.00.
(Phase I Scheduled to be completed Summer 2022).
6. **4033 TG was found to have truss issues related to the weight of the concrete roof tiles.**
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 of Asbestos & Lead along with Mold air cassette samples.

Truss repairs and re-roofing with light weight asphalt composition shingles went out to bid.

Proposals will be given to the board for review and to vote on.
Bidding deadline is 12:00 pm on April 8th.

Landscape Report: Maureen Lawson gave the following report

Although I will be retiring from our Board in June, I will still be our landscape contact for a while.

Our new landscape manager, John Tawatsjerna, has started this month. The new plants on the hillside behind 4001 thru 4013 have been put in along with new irrigation. The juniper behind 4013 will be removed pending our Board's receiving Terra Landscape's estimate to do the same. The juniper along west side of 4001 carport will be removed in July by MOD crew.

Annual tree pruning throughout our Mutual is currently being done by Waraner Bros Tree Service. The new weeping flowering cherry tree in the courtyard is finally showing signs of life after much praying and wringing of hands.

Board Reports:

President Michael Kiefer. No report was given.

Vice President Nazli Monahan: Nazli briefly reported that the janitorial service has cancelled their contract. Nancy Bunch to get bids for new companies.

Secretary Maureen Lawson: No report was given.

New Business:

Mutual 22 – Elections: After 22 years Maureen has decided to retire from the Board. A call for candidate was published in the Rossmoor news. To date no candidates have come forward.

Residents Forum: Residents asked about deck and roof repairs, landscape.

ADJOURNMENT

The meeting adjourned at approximately 2:10 p.m.

NEXT MEETING: Annual and Organizational Meeting ON
June 16th, 2022, AT 1:30 P.M , location TBD.

RESPECTFULLY SUBMITTED,
LUCY LIMON
ASSISTANT SECRETARY
MUTUAL 22