

M I N U T E S
WALNUT CREEK MUTUAL TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 26, 2021 AT 10:30 A.M.
ZOOM

President Richard Saillard called to order the regular meeting of the Board of Directors of Walnut Creek Mutual Twenty-Eight at 10:42 a.m. on Wednesday, May 26, 2021, via Zoom.

ROLL CALL: Present: Richard Saillard, President
 Susan Hildreth, Vice President
 Isabelle Chen, Treasurer/Secretary

Excused: None

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Nine resident members were also present.

APPROVAL OF MINUTES

Ms. Hildreth moved to approve the minutes of the regular Board meeting of January 27, 2021, the Executive Session meeting of March 9, 2021, and special meeting of February 19, 2021 and March 22, 2021, and the Annual and Organizational Meeting minutes of March 3, 2021. Ms. Chen seconded and the motion carried without dissent.

CERTIFICATION OF REVIEW OF MONTHLY FINANCIAL STATEMENTS

Ms. Chen moved to certify compliance with civil code §5500 for December 2020, January 2021, February 2021, and March 2021 financials. Mr. Saillard seconded and the motion carried without dissent.

BUILDINGS AND FACILITIES REPORT

Mr. West reported the following:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. New Sidewalk Railing – Fabricate and install 38 feet of metal railing alongside the sidewalk by building 2101 PT.
 Contractor: Gauthier’s Cost -\$ 3,769.00 Plus paint.
 (This project has been completed).

2. Annual Contract to add Root X into all 30 building sewer lines for tree root control. Also, this year the mutual scheduled the installation of new two-way sewer clean-outs in 6 buildings to prevent sewer back-ups into the buildings. All 30 buildings will have these cleanouts installed over the next five-year period.

Contractor: Five Star – Rootx Cost \$4,955.00. Cleanout Cost \$2,450.00 for each. Rootx installation has been completed and new double cleanouts has been installed on Buildings: 2001,2009,2013,2021,2025,2029).

3. Roofing project - Replacement of the Duro-Last (flat section of roofs) on the 6 buildings in Entry 12. The project started in Entry 12 because these are the oldest roofs. This will be a four-year project. A fifth year is being added to the project for carport roofs that were not in the original plan. An allocation will be added to the reserve and budget for next year. Mutual 2021 Budget for this project is \$250,000.00.

Note: the project does not include roofs over room additions or patios. These roofs are part of resident alterations and are the responsibility of the owner.

Contractor: Fiala Roofing – Cost \$153,454.00.

(This project has been completed).

4. In summer 2021 – The mutual will begin installing new sidewalk / landscape lighting. Converting to LED lighting and will attempt to eliminate dark spots along sidewalks without creating light pollution into resident units. This will also be a 5-year project.

Mutual 2021 Lighting Budget is \$7,231.00.

(Fixture style and color to be finalized by the Board).

5. The mutual installed a New 400 -Amp main panel at building # 2229 for all 4 units This project included Modifications to the utility closet. Total Project \$12,920.00. Contractor: KR Electric - Cost \$9,470.00. Contractor: AMAC - Cost \$3,450.00. (KR work has been completed / AMAC work is in progress).

6. Replacement of all the carport electrical outlets. Purpose is to ensure all outlets are GFCI and properly grounded. Also, this is a safety measure due to the outlets are now 50 years old.

Contractor: Sang Electric.

(Waiting for revised Estimate)

7. Summer 2021 – The mutual will complete your unit dryer vents cleaning. The mutual pays for this service every 3 years due to building fire safety efforts.

Contractor: Bay Air Flow – Cost \$4,995.00.

(Schedule start date June 15th).

8. Summer 2021 - The mutual re-stained the (top) cap wood on the redwood fences.

Contractor Five Star

(This project has been completed).

9. 2109 PT #3 Cement Patio was lifting due to tree roots.

Contractor: Five Star Cost \$2,225.00

(This project been completed).

Ms. Hildreth moved to approve the contract from 5-Star in the amount of \$2,225.00 for 2109 Ptarmigan #3. Ms. Chen seconded and the motion carried 2-0. (Saillard abstained)

10. Status Update on 2029 PT #2 Damage and repairs.

LANDSCAPE

Ms. Pollon reported MOD days were used to remove Junipers. They are done. There are 3 more MOD days and they will return in the summer. Everyone is under phase 1 drought restrictions, but it is voluntary at this time. MOD will use the 3 days to check irrigation. There are some MOD days in the Fall. Mulching starts the first week in June by Terra Landscape. Feral pigs need to be trapped. They are very smart. They all need to be caught at once. They can cut back irrigation near 2121 Ptarmigan by one half to possibly deter the pigs.

Ms. Pollon presented a tree proposal.

Ms. Hildreth moved to do the tree work in the amount of \$3,975.00 by Ed Waraner. Ms. Chen seconded and the motion carried without dissent.

TREASURER

Ms. Chen reported there are no delinquent accounts.

Mr. Donner reported from the April financials. The ending balance for the operating fund was \$77,731 and the ending balance for the reserve fund was \$616,614. YTD, the Mutual is under budget by \$13,524. Money was mostly saved from less usage of water.

OFFICERS REPORTS

PRESIDENT

Mr. Saillard reported the Mutuals are negotiating the management agreement. They would like a few changes, especially regarding indemnification. The Mutuals feel that they do not need Errors & Omissions insurance. If changes are made to the agreement, most likely it will be approved. For now, Mutuals can continue under the old agreement.

VICE PRESIDENT'S REPORT

No report.

COMMITTEES

Social – Mr. Saillard reported that residents will start meeting again on the last Friday of the month. It will start this month. Resident may decide whether to wear a mask or not.

Landscape – No report.

UNFINISHED BUSINESS

CC&Rs rewrite: Ms. Hildreth reported the Board just received the first drafts. There is a

small committee working on them. They will be reviewed during the next few weeks. They may meet with the attorney to ask questions. A meeting will be scheduled to review the documents with the members.

NEW BUSINESS

Birdfeeders – Mr. Saillard reported that the Mutual has a good policy on birdfeeders.
Rossmoor Solar initiative: Mr. Saillard reported that the larger Mutuals are looking into installing solar panels and microgrids. They might contract with a private company.
Mr. Donner stated he has some concerns with the speed at which this is moving. There has been no staff involvement. No outside 3rd party evaluations have been done. There had been no talk of how it will really affect Mutuals financially. He is concerned about the Mutuals taking on the responsibility of taking over providing electricity to the units. There are other costs such as building a place to store batteries that would be used as back-ups in the case of black-outs. He advises caution before jumping in. Take a hard look at it and have a 3rd party check it out.
Mr. Saillard stated he is not sure Mutual 28 would be good for solar as it faces the wrong direction. Ms. Hildreth stated she thinks it is okay for Mr. Saillard to explore this concept.
The Mutual has received and accepted the auditor's report.

RESIDENTS' FORUM

Resident asked someone they believe is not a registered resident. Mr. Saillard is working on this matter. He advised another resident to put their concerns in writing to the Board.
Resident expressed concern that there might be inequality regarding the maintenance of solar panels.
Two residents expressed concern over pests. One had car damage and another had air conditioning damage due to rats. She would like traps to be put out.
Mr. Donner reported that it is best to use bait boxes. They get rid of more rats. Traps only do one rat at a time. Ms. Pollon will work with John to have bait boxes place around and refreshed.
Resident asked if all carports have electrical outlets.

ANNOUNCEMENT

Next meeting: Board Meeting, Wednesday, July 28, 2021 at 10:30 a.m.
Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:51 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight

