

M I N U T E S
WALNUT CREEK MUTUAL TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 27, 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 10:30 a.m. on Wednesday, October 27, 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.
Jo Ann Cooper, Financial Analyst was present.

Four resident members were also present.

APPROVAL OF MINUTES

Ms. Hildreth moved to approve the minutes of the regular Board meeting of July 28, 2021, and the Executive Session meeting of July 26, 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 June 2021, July 2021, and August 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. Annual Contract to add Rootx into all 30 building sewer lines for tree root control. Also, this year the mutual scheduled the installation of new two-way sewer cleanouts 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).

2. The Board has hired Sang Electric to begin installing new sidewalk / landscape lighting. Converting to LED lighting in an effort to eliminate dark spots along sidewalks without creating light pollution into resident units. And lowering utility and maintenance costs.

This will also be a 5-year project. Mutual 2021 Lighting Budget is \$7,231.00.

(Fixture style and color are in the process of being finalized by the Board).

3. Replacement of all 45 carport electrical outlets with GFCI outlets ,properly grounded. Also, this is a safety measure due to the outlets are now 50 years old.

Contractor: Sang Electric.

(This project has been completed)

The Board is still considering the type of lights to use for the sidewalk/landscaping areas.

LANDSCAPE

Mr. Saillard reported that E11 entryway has rotted wood on the bottom of the entry sign. Ms. Hildreth stated that E11 and E12 should match. Mr. Saillard reported they are waiting for the bid.

Ms. Pollon reported that there is \$14,000 left in the budget which can be used for plant replacements. She has asked Terra Landscaping for a proposal. MOD redid the corner for 2 entries at a cost of \$9,500. They used 27,000 pounds of stone. There are no contracts yet for the irrigation controllers. There are seven controllers in Mutual 28. Ms. Hildreth suggested that the remainder of the money might be used for small projects. 2022 will have the same amount in the budget. They would like to reduce some turf. Some places look tired and need to be refreshed. Ms. Pollon reported that the Mutual needs to watch water usage. Ms. Pollon is working on the standardized landscaping policy. She asked the Board to review and let her know what they think. They can be adopted with revisions if the Board so desires.

TREASURER

Ms. Chen reported on the August financials.

There is \$74,660 in the operating fund ending balance. The reserve fund ending balance is \$610,562. The Mutual is \$10,500 better than budget.

Water is \$3,511 over budget.

OFFICERS REPORTS

PRESIDENT

Mr. Saillard reported the resident in E11 that checked the compost bins is moving. They need to find a volunteer.

VICE PRESIDENT'S REPORT

Ms. Hildreth thanked the landscape committee for all of their work.

TREASURER/SECRETARY

Ms. Chen reported that the Mutuals' money is protected by FDIC. The interest rates are currently very low.

COMMITTEES

Social – No report.

Landscape – No report.

UNFINISHED BUSINESS

Bylaws and CC&Rs Update: Ms. Hildreth report that the ballots have gone out. To date, the inspector has received 57 ballots. Forty-three yes votes are needed to approve. The ballots will be tabulated on November 10th, 2021. The plan is do rewrite the policies in 2022.

NEW BUSINESS

Evacuation Zone Signs:

Ms. Hildreth moved to approve GRF placing evacuation signs on the Mutuals' entry signs. Ms. Chen seconded and the motion carried without dissent.

Budget 2022: Mr. Saillard reported there will be a \$76.00 increase for the monthly coupon in 2022. The total coupon will be \$997.00. The Mutual needs to bolster Working Capital by \$19.67. Water will increase by \$16.69. The increase to reserves will be \$15.10. The reserves will build up each year after the roofs are done. Insurance will increase by \$5.87. The formula for doing the allocation regarding insurance was reviewed for 2022. GRF will increase by \$17.44.

Ms. Hildreth moved to approve the 2022 budget as presented. Ms. Chen seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident suggested the Mutual use motion sensors for the lights because this might decrease the cost of electricity. He sent some pictures to the Board. E11 lights do not guide the light in the correct directions. The light should not be in someone's eyes. He asked if the Board considered using inserts and to switch to LED lights.

Mr. Saillard commented that they are trying to find the right formula for the lights.

Resident was wondering about solar investigations. Mr. Saillard reported that the Board is not spending any money on a consultant.

Resident asked about hydro-seeding. Mr. Saillard reported that Ms. Pollon and he spoke about re-seeding bare spots.

Resident asked to have her roof looked at because water is running down pipes and she had some water leaks. Mr. Saillard reported the company will come out to check.

ANNOUNCEMENT

Next meeting: Board Meeting, Wednesday, January 26, 2022 at 10:30 a.m.
Board Room at Gateway or via Zoom. TBD.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:35 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight