

BOARD OF DIRECTORS REGULAR MEETING**Tuesday, June 19, 2023 at 9:30 a.m.****Hillside – Vista Room
3400 Golden Rain Road, Walnut Creek, CA 94595**

MINUTES**1. Call to Order**

Giessner called the Board of Directors Regular Meeting to order at 9:30 a.m.

2. Roll Call was taken by Thomas**Directors Present**

Richard Giessner – President
Ram Ramakrishna – Vice President
David Hickey – Treasurer
Tanc Agius – Secretary
Sheila MacDonell – Director-at-Large

MOD Personnel Attending

Paul Donner – Director of Mutual Operations
Jeroen Wright – Director of Mutual Operations
Tom Hand – Chief Financial Officer
Lucy Limon – Board Services Coordinator
Victoria Thomas – Board Services Coordinator

3. Approval of Meeting Minutes

Giessner asked if there were any additions or corrections to the following minutes. There was none.

- a. Board of Directors Special Meeting Minutes – April 27, 2023

A motion was made by Giessner, seconded by Hickey, to approve the minutes as posted. Motion passed unanimously. (5-0)

4. Announce the resignation of Secretary Tanc Agius

Giessner announced Agius' resignation.

5. Appointment of Robin Reddell to fill the Secretary's remaining term ending March 2025

Giessner announced that Robin Reddell will fill the vacant position of Secretary with a term ending March 2025.

A motion was made by Giessner, seconded by Ramakrishna, to approve the appointment of Robin Reddell as Secretary on the Board with a term ending March 2025. Motion passed unanimously. (5-0)

6. Presidents Report

There were no losses in the quarter.

The Mutual has several new members: James & Sonya Torrise, Albert & Carol Sebilis, Nicole & Kathryn Plencner, Michael Wong, Shelley Glazer, and Lindsay Cannon.

Currently, there are 4 leased units in our entry.

Durolast roofing project is not complete.

There has been a change in the maintenance schedule. The asphalt and concrete repair project will begin once the west side landings have been completed.

There is a lot of work happening this summer and the schedule is still elusive. Ramakrishna will email updates to members.

Insurance issues are still in California's headlines.

The walls in HO6, homeowners insurance policies previously came with an uncapped 2 year loss of use clause. State Farm has now put a dollar restriction on the loss of use clause. Members were advised to check with their insurance company on what, if any, cap has been placed on their insurance and if it needs to be raised.

Members were encouraged to sign up with myrossmoor.com. GRF is using the website to announce upcoming meetings and events. Whether you want to initiate change or protect the current trajectory of Rossmoor, getting involved is necessary.

Complaints are still being received regarding people driving too fast. Giessner asked members to slow down to 10mph once you turn into the entry.

7. Financial Report

We are still waiting for the final financial statements for 2022. They will not be considered complete until the audit is completed.

The current financials are dated April 30, 2023. The operating bottom line variance is favorable by \$18,564. Most of the variance is due to a lower water usage during the rainy season. A \$5,000 rebate is expected to be received from the water company.

It is too early in the year to make any definitive statement about the replacement reserve fund. Many expenses in this category will be incurred later in the year.

A motion was made by Giessner, seconded by Ramakrishna, for compliance of Civil Code §5500 for January–March Financial Reports. Motion passed unanimously. (5-0)

8. Landscape Committee Report

Giessner reported for Committee Chairperson Wini Biehl. The Mutual's prepaid work days were scheduled from March 28th to April 11th. Landscaping was able to accomplish an amazing amount of work during a very wet period. The gardeners mulched 1/3 of the entry during the wettest days of the season and removed turf and renovated behind buildings 3136 and 3120.

Walnut Creek Mutual Twenty-Nine

The members seemed pleased with the results. Lodi stone paths seemed to be the preferred stone to deconstructed granite material.

There has been some difficulty with packing the path behind 3160/3152, although the granite path 2748/3112 has hardened well and lost some of its yellow color. Old shrubs were replaced at the entrance and Terra replaced 18 plants.

A tree inspection was done by Brian, an arborist from Warner Tree Service, Richard Giessner, Wini Biehl, and Ellen Ames. It was recommended to remove 2 dying cherry trees, 2 magnolia trees, 1 liquid amber tree, 1 birch tree, trimmed 1 pittosporum, 1 camphorwood, and 1 willow. The work included stump grinding.

The Landscape Committee met twice with Kevin Jackson to discuss maintenance issues. Both meetings were very constructive.

A meeting will be scheduled with MOD's Landscape Manager, John Tawaststjerna, to select the prepaid work days for the summer season.

Committee Members are: Ellen Ames, Susan Dennis, Joe Peters, Toba Simon, Jeri Ram, the Board President also attends the meeting.

8. Trash Committee Report

Reddel reported who the Committee Members are: Joe Peters, Judy Szilagy, John Davis, Denise Davis, Nancy Back, Ruth McLaughlin, and Ian Bradshaw. One Committee Member is needed for each enclosure. The Committee will begin recruiting for Members for E and H. Reddel informed the Board that inspections only take approximately ten minutes each week.

Members are doing good with the recycling and what is placed in the bins. Members were asked to be more conscientious of the contents placed in the bins and ensure they are true recyclables.

9. Communications Committee Report

Giessner reported that the Mutual's newsletter is distributed four times a year. Giessner asked that the members assist more with writing articles for the newsletter and also asked for volunteers to deliver the newsletters. If assistance is not offered from the members the newsletter may be discontinued.

10. Social Committee Report

MacDonell reported that there was a good turn out with the Ice Cream Social. She asked for any recommendations for improving the social event.

Broadway Tunes will be at Norton Park on July 19th at 5:00pm for a concert.

The Annual Dinner will be on October 1st.

11. Unfinished Business

Nothing to report.

12. New Business

- a. Appoint Tom Hand as Assistant Treasurer for Mutual 29 Board.

A motion was made by Giessner, seconded by Hickey, to appoint Tom Hand as Assistant Treasurer for Mutual 29 Board. Motion passed unanimously. (5-0)

- b. Additional Elevated Landing Repair Cost

Giessner continues to receive bids. Giessner reported that the Mutual has enough funds saved for the first half of the project. It is still being determined how much will need to be saved for the second half of the project.

- c. Proposed East Side Landing Inspection Dates

The inspection date for the second half is scheduled for June 27th. The inspection will be conducted by Giessner, carpenter foreman, and someone from structural engineers. Once the inspection is complete Giessner will be presented with estimates, which will be included in the budget.

- d. Carport Repair Update

A member attempted to lengthen the carport, which caused repairs to be needed. Giessner is working with the insurance carrier to see if the repair costs will be paid for. MOD reported the repair will take one week. There is now power in the carport for the lights and outlets.

- e. Asphalt and Concrete Repair Dates Schedule Change

The repair date has changed.

13. Residents' Forum

Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board. Comments included: Donner announced that this meeting will be his last to attend as he is retiring, Donner introduced his replacement, Jeroen Wright, coupon price increase, compliments given to the Landscape Committee for all their efforts and hard work during the rainy season, water savings that have occurred within the last few years, types of trees that were planted.

Announcements

The next scheduled meeting will be the Board of Directors Regular Meeting on September 18, 2023 at 9:30 a.m. at Hillside in the Vista Room.

Adjournment

The Board of Directors Meeting adjourned at 10:09 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes.

Victoria Thomas
Board Services Coordinator