

**BOARD OF DIRECTORS REGULAR MEETING****Monday, September 18, 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  
Robin Reddell – Secretary  
Sheila MacDonell – Director-at-Large

**MOD Personnel Attending**

Rick West – Sr. Building Maintenance Manager  
Victoria Thomas – Board Services Coordinator

**3. Approval of Meeting Minutes**

a. Board of Directors Regular Meeting Minutes – June 19, 2023

*A motion was made by Ramakrishna, seconded by Hickey, to approve the minutes as posted.  
Approved by unanimous vote. (5-0)*

**4. Presidents Report**

Transitions – Roger Wilcox passed away. There will be a memorial for him at North Park on Wednesday, October 4, 2023 at 5:00 p.m. Bring finger foods or a drink to share with neighbors. Ruth and Mike McLaughlin moved to Atlanta to be closer to family. Two new members: Michael and Maria Faer. There are currently five leased units with only three being occupied.

Summer Projects – The asphalt repair should be done by this meeting date. The west side landings should hopefully be finished by October.

The legal language to bring our CC&R's insurance section into compliance is still being worked out. To stay in compliance with state regulations, this must be voted on and approved before the end of the year.

This has been a tumultuous year. Unfortunately, we are not done with the bad news. The fees GRF charges for its facilities will be increasing. The fire reduction work that has been promised seems to have stalled. Yellow jackets are having a population explosion.

## Walnut Creek Mutual Twenty-Nine

The first budget meeting is scheduled for September 19, 2023. We are still waiting for the structural engineer report for the east side landings.

### **5. Financial Report**

The audit for the financial statements has been completed for the year ended December 31, 2022 and the final adjusted financial statements have been issued.

The current financial statements are dated July 31, 2023. The year to date bottom line variance for the operating fund from actual to budget is unfavorable by about \$11,000. Most actuals are close to the budgets with the following exception. A bad debt of \$19,000 was recorded this month for the write off of a uncollectible receivable.

*A motion was made by Ramakrishna, seconded by Hickey, for compliance of Civil Code §5500. Approved by unanimous vote. (5-0)*

### **6. Building Maintenance Report**

Informational Items: Work scheduled, In Progress or Complete

1. 2022 -2027 DuroLast Roofing Project. This project is to replace all of the flat portions of the building roofs. Phase I included Buildings #3152 and #3160. Two additional buildings have been resealed so that they will remain watertight until they have had their DuroLast replaced. These are Building #2608 and #2648. The Project is scheduled to be completed in 6 phases and will be completed in 2027.

Phase II Scheduled for summer 2023 Includes Buildings 2608 / 2624 / 2648 / 2700 / 2704 / 2708. - 2023 Budget \$182,720.00.

2. Phase I -SB326 Raised Component Inspections. Contractor: FWC Structural Engineering. Phase I Cost \$15,656.00. 2022 & Phase II scheduled for 2023 cost \$16,450.00.

Phase I Balcony Inspections have been completed. FWC made recommendations for repairs. GBG was awarded this project for \$105,972.81. Work in Progress.

3. Supply and install 4 inches of base rock and compact with vibrating plate. Apply tack coat vertical edges with SS-1H (Glue on all seams where new asphalt meets existing asphalt). Install 4 inches of hot plant mix asphalt and compact. Install asphalt in two separate lifts.

2648 Ptarmigan: Remove and replace approximately 78 square feet of new asphalt.

2700 Ptarmigan: Remove and replace approximately 30 square feet of new asphalt.

2716 Ptarmigan: Remove and replace approximately 28 square feet of new asphalt.

2716 Ptarmigan: Remove and replace approximately 9 square feet of new asphalt.

3104 Ptarmigan: Remove and replace approximately 30 square feet of new asphalt.

2672 Ptarmigan is nearest building to Carport #40: Remove and replace 40 square feet of new asphalt.

2664 Ptarmigan is the nearest building to Carport #34 Hand grind asphalt in front of down spout.

3108 Ptarmigan driveway: Remove and replace 50 square feet of new asphalt.

Contractor: Five Star Estimate \$10,900.00

The last section is to be completed on Sept. 13th.

4. 2600 PT Gang Mailbox order and installation. Contractor: MOD

## Walnut Creek Mutual Twenty-Nine

### **7. Landscape Committee Report**

22 trees have been removed and 18 have been replaced in the past 2 years, all with significant cause.

The Mutual is considering a tree replacement program with tall, drought, and fire resistant trees.

The Mutual is sending a list of plants to be replaced under the MOD Plant Program. Walk arounds in the Mutual will be planned to come up with a 5-year plan with John Tawaststjerna's help.

The Mutual welcomes 2 new members Mary Wells 2708 and Lindsay Ralphs 2600.

### **8. Trash Committee Report**

We have done pretty well! There are still a few infractions in each enclosure. We are working on those.

Thanks to all the people who are the monitors for the following enclosures. They are crucial to all of us in keeping our coupon down!

Some of these reminders could help you, especially with the yellow jackets!

Compost in the green bins:

- NO Tissues!
- Everything in newspaper, a paper bag or a BPI certified compostable bag
- Paper plates, cups, and bowls (soiled too)
- Paper napkins & paper towels (soiled too)
- Paper take out boxes & pizza boxes
- Yard trimmings
- Breads
- Fruits and vegetables
- Meats and seafood (including bones)
- Breads
- Fruits and vegetables
- Meats and seafood (including bones)

Landfill in black bins:

- Put all in a plastic bag
- Plastic. Utensils and plastic bags
- Packing Peanuts
- Juice Pouches
- Chip bags
- Snack Wrappers
- Broken dishware
- Styrofoam
- Pet waste
- Diapers

Everything in newspaper, a paper bag or a BPI certified compostable bag.

## Walnut Creek Mutual Twenty-Nine

### **9. Communications Committee Report**

Residents are needed to assist with writing articles in the newsletter and interviewing neighbors. If a resident is interested let Judy know.

### **10. Social Committee Report**

The Social Committee thanked the residents for attending the Ice Cream Social and the Johnny Orenberg's Concert. These are only successful if residents attend and we love to see you all. Again, if you have a suggestion for a social event you think might be enjoyable for everyone please let us know. Now comes the biggest Mutual event of the year, the annual dinner. The annual dinner this year will be held October 1st at 5:00pm in the Fireside Room. We of course hope you all attend. By now everyone in the Mutual should have received a flyer with all the information and a reservation card. If you need additional information, please contact Sheila MacDonell at 925-997-5144.

MacDonnell thanked the Committee, Judy Szilagyi, Jean Lee, Mary Lou Thompson, and Wini Biehl. They have put in hard work, dedication and loyalty.

### **11. Unfinished Business**

- a. Bids for carport repair on east side have been sent to member's insurance carrier. Daniel is waiting for a reply.  
The accident occurred four months ago. Still waiting for insurance carrier to respond to start repair.
- b. East side landing inspection was completed on June 27<sup>th</sup>. Report pending. The previous inspection report did not come in until December last year.  
West side landing work is currently at \$111,500 plus \$10,000 for lead removal. There will be additional change orders. West side work involved 9 landings. East side will be 9 or 10 landings.

### **12. New Business**

- a. Proposed 2024 Board of Directors Regular Meeting Schedule.  
The Board accepted the proposed dates.
- b. Insurance Information  
Ramakrishna reported that he attended the Insurance Task Force meeting on September 17, 2023. Insurance coverage for Rossmoor is \$1B. Globally, insurance companies have incurred high losses causing rates to go up. It is anticipated that insurance in Rossmoor is going to increase by 50%. Final numbers will be known in late November. Currently, residents pay \$166/unit. A 50% increase equals to \$83 making the new insurance premium per unit at \$249.
- c. 3120 concrete work postponed until next year.
- d. Non-registered cars as non-operating  
In the state of California, non-registered vehicles are considered non-operable. The Mutual's CC&Rs state that a resident cannot have a non-operable vehicle parked anywhere in the Mutual, including carports. Currently, there are three non-operable vehicles in the Mutual. Notices will be mailed to the owner of each vehicle requesting they register the vehicle or remove it from the Mutual.

### **13. Residents' Forum**

Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board. Comments included: electric car purchase increase up to 50% within 10 years, landing repair cost, how to get solar power, a resident requested a walk thru with the Board

## Walnut Creek Mutual Twenty-Nine

President and Landscaping Manager regarding stones, and electric cars cannot be plugged into carports as it is a fire hazard.

### **14. Announcements**

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

### **15. Adjournment to Executive Session**

There being no further business, the Regular Board of Directors Meeting was adjourned at 10:14 a.m. and the Board moved into Executive Session.

### **16. Executive Session Summary**

The Board met in Executive Session from 10:21 – 10:57 a.m. to discuss member matters, delinquent accounts, liens, foreclosures, and information and alteration issues.

### **Secretary's Certificate**

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

*Victoria Thomas*