

# WALNUT CREEK MUTUAL NO. TWENTY-NINE

## QUARTERLY MEETING MINUTES OF THE BOARD MONDAY, JUNE 20, 2022, AT 9:30 A.M. ZOOM MEETING

### Call to Order

President Giessner called the meeting to order at 9:31 am.

### Roll Call

**Directors Present:** Richard Giessner, President  
Beth Gannon, Vice President  
Mike McLaughlin, Treasurer  
Tanc Agius, Secretary  
Sheila MacDonell, Director

**Also Present:** Rick West, Building Maintenance Manager and Lucy Limon, Board Services Coordinator.

### Approval of Meeting Minutes

President Giessner asked if there were any additions or corrections to the following minutes:

- a. Ballot Count Meeting Minutes held on March 11<sup>th</sup>, 2022
- b. Annual Meeting Minutes held on March 21<sup>st</sup>, 2022
- c. Organizational Meeting Minutes held on March 21<sup>st</sup>, 2022
- d. Executive Meeting Minutes held on April 7<sup>th</sup>, 2022
- e. Executive Meeting Minutes held on May 24<sup>th</sup>, 2022

The minutes of the aforementioned meeting were approved with a motion  
**Moved, Seconded, Carried 5-0**

### President's Report: Richard Giessner

President Giessner gave the following report:

Transitions: We lost several members this quarter.

Wayne MacDonell  
George Volway  
Fides Rojo

And welcome to our new members.

Robert Hultman  
Iffat Dajani  
Seema Dajani  
Michael Goldberg  
Stephanie Kane

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Randel & Esther Wimberley  
Chang & Myung Byon

I will start by thanking all the members who signed up to be committee volunteers. Your input and work are what keeps our Mutual moving forward. If you have not been contacted by the committee chair, be patient, you will be.

We currently have 3 active rentals in our entry, one less than last year. Our one new business item is the CC&Rs rule change concerning the number of rentals allowed in any community.

We have never had more than 6 active rentals. It is my firm belief that this mandatory rule change will have little to no effect on our community.

We are still experiencing rodent infestation. Please do not leave any food or organic garbage outside. Please remove any seeded bird feeders, they are not allowed in our mutual. If you are

find evidence of rodents in or around your manor please call 925-988-7650 to make an appointment with the Rossmoor exterminator.

## **Financial Report: Mike McLaughlin**

Mike McLaughlin gave the following report:

### **Mutual 29 Financial Report June 21, 2022 (Expenditures through April)**

Two residents volunteered during the ice cream social to assist Sheila MacDonell and I with budget review. Mary Lou Thompson and Dai Peters have joined the budget committee.

The April operating budget balance was \$188,051.00. The Board's projected balance for the end of this year was \$146,055.00. So, the budget is ahead of where we anticipated. This is mostly due to cost savings in 2021. The only caveat is that MOD has not closed the books for 2021, so this number is tentative.

For this year, we ended April under budget by \$2,136.00. This is primarily due to being under budget for water. This savings will lessen as we enter the summer peak water usage months and a 6.5% increase in the water rate in July. We will not see savings in trash pickup this year because the 2022 budget was adjusted to reflect the reduced costs last year. Four areas were over budget, but most of these are periodic expenses like gutter cleaning and tree removal, which are expected to come back in line.

The reserve fund is under budget by \$242,931. This is because we have not begun the major spending projects for the year. The remaining roofing projects are budgeted for over \$150,000 and we do will not know how much we will need to spend on repairs after the balconies are inspected. The reserve fund balance of \$291,506.00 is sufficient to cover our planned projects and some unexpected occurrences.

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We do not have the final 2021 year-end financial report, nor the audit review for 2021. We know that there is significant outstanding reserve billing for 2021, so we are unsure about our actual cash balance pending these reports from Mutual Operations.

One bit of positive news is that the late property tax payment penalties of over \$785,000.00 that were charged to GRF by the county have been waived. This means the GRF budget excess is now available to GRF for improvements or may be refunded to the Mutuals by the GRF board.

- a. **Compliance with Civil Code 5500:** A motion was made that the Mutual is compliance with Civil Code 5500 by review of the April 30<sup>th</sup>, 2022, Financial reports by two members of the Board.

**Moved, Seconded, Carried 5-0**

### **Building Maintenance Report: Rick West and Richard Giessner**

President Richard Giessner gave the following report:

We had a broken irrigation line on the west end. Building 2664 had a roof leak, a flashing around a vent failed and has been replaced. This year's sidewalk work has been completed. Our bus stop enclosure has suffered a broken window. This will be replaced shortly.

Dana Turner And Samantha Handley have joined the Maintenance committee and have already made an impact. Dana has taken over replacing burned out lightbulbs and on his own initiative painted one of the round tables in our park. Samantha has taken over the painting duties.

Our elevated landing inspection is still the one unknown cost on our maintenance schedule.

Rick West gave the following report:

### **INFORMATION ITEMS: Work scheduled, In Progress or Complete**

#### **Tile to Composition Roofing Project**

1. The final phase for your roofing project is scheduled for 2022. Phase V will complete the last 6 Santa Clara Buildings.

**Phase V - Estimated Cost \$150,000.00.**

**Phase V is schedule to begin on Monday July 18th, 2022.**

2. Phase I - 2022 DuroLast Roofing Project. This project is to replace all of the flat portions of the building roofs. Phase One will include Buildings #3152 and #3160. Two additional buildings will need to be resealed so that they will remain watertight until they have had their DuroLast replaced. These are Building #2608 and #2648. Phase I will go out to bid in 2022. The Project is scheduled to be completed in 6 phased and will be completed in 2027. The 2022 budget for Phase

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I is \$50,000.00.

We are estimating to complete Phase I will cost around \$40,000.00.

The Board will be sent Bid proposals for review as they arrive.

- 3. Phase I -SB326 Raised Component Inspections. Contractor: FWC Structural Engineering. Scheduled start date Late July, Early August 2022. Phase I Cost \$15,656.00.**

**Phase II scheduled for 2023 cost \$16,450.00.**

### **Landscape Report: Wini Biehl**

Wini Biehl gave the following report:

The committee welcomed 5 new members. At the May 18<sup>th</sup> meeting, each member agreed to monitor a section of the Mutual so that every area is being covered. Another committee meeting is scheduled for July. Currently, irrigations are only being done three times a week, this will change when the EBMUD updates their requirements due to the drought. The committee will also be meeting with John Tawastajerna in July to plan renovations.

### **Trash Committee Report: Tanc Agius**

Tanc Agius gave the following report:

Despite the dedicated service of your Trash Committee, we continue to struggle to obey the rules imposed on us by our Vendor, Republic.

When new residents enter our Mutual, they are given a tutorial by GRF on how to manage their trash. Longer term residents are given trash tips in the Rossmoor News on a regular basis and in our Mutual Newsletter.

It really isn't so complicated!! The Rossmoor Telephone Directory, pages 19-27 explain it all. What to trash where, disposing of cardboard boxes, how to get rid of Electric Appliances etc.

Republic as made it quite clear to all Mutuals that if we do not trash properly, we shall start receiving hefty fines!! If in doubt, please call or e-mail me Tancred Agius at (925) 947-6925 or [t.e.alban.agius@gmail.com](mailto:t.e.alban.agius@gmail.com)

### **Communications Committee Report: Sheila MacDonell**

Sheila MacDonell gave the following report:

The Social Committee met on June 6<sup>th</sup>. All members were present, Wini Biehl, Jean Lee, Judy Szilagyi, and Mary Lou Thompson. We discussed how many Social Events we as a committee would sponsor each year. We decided to commit to two, one in May or June and One in September or October. The date to be determined by event and weather. We all felt the ice cream social was a big hit and we would continue to have the event each year. The other to be determined. This in no way

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limits us to two but we as a committee commit to two. If you have an idea, we would love to hear from you. Our next event depends on you the residents. We are giving each resident an opportunity to display an interest. This can be a collection, an art project, or hobby. If you would like to participate, please contact me Sheila MacDonell, Judy Szilagyi or anyone on the committee We are both in the Directory We decided on the 5<sup>th</sup> of October. There will also be wine and cheese. This is your Mutual and if you have an idea that you think would be fun or interest, please, please, let us know.

### **Emergency Preparedness: Mike McLaughlin**

Mike McLaughlin gave the following report:

Susan Codeglia has volunteered to head the Mutual emergency preparedness activities. Susan is CERT certified and has been working to improve the wildfire response of Rossmoor and to educate residents about preparedness. Susan will be planning activities and will be surveying residents about their safety needs.

Susan attended the Rossmoor wildfire evacuation event recently. She recommends that all residents watch the preparedness presentation, at

<https://youtu.be/XJdJdz9U1Aw>

Susan also provided the wildfire preparation brochure that was given to all residents recently. Please read through this information and contact Susan with questions or recommendations. She can be reached at [scodeglia@icloud.com](mailto:scodeglia@icloud.com).

### **Old Business**

None

### **New Business**

a. Updated Rental/Lease Rules to CC&Rs:

A notice was mailed out to all Mutual 29 residents regarding the California law changes regarding rentals on May 19<sup>th</sup>. Since this is a law, this CC&R change does not require a membership vote.

### **Current Policy:**

4.3.1 (iii) no rental shall be for a period of less than three (3) months and no linen service, food service, or other similar service shall be provided.

4.3.2 Not more than sixteen (16) of the units shall, at any particular time, be leased or rented or occupied by anyone other than an owner, members of his or her household, or temporary guests.

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### **Proposed Policy Change:**

4.3.1 (iii) no rental for less than 30 days and no linen service, food service, or other similar service shall be provided.

4.3.2 At least 25% of the separate interests be allowed to rent, at any particular time, be leased or rented or occupied by anyone other than an owner, members of his or her household, or temporary guest.

The Board made a motion to adopt the proposed CC&R change.

**Moved, Seconded, Carried 5-0**

### **Resident's Forum**

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. Comments included the number of participants at the Board meeting, roof repairs, the number of rentals in the Mutual.

### **Next Board Meeting**

Next meeting: Annual meeting is scheduled for Monday, September 19<sup>th</sup>, 2022, at 9:30. Location TBD.

### **Adjournment to Executive Session**

President Giessner adjourned the quarterly meeting at 10:16 a.m.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

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**Assistant Secretary**