

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FIFTY-FIRST ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 20, 2023, AT 9:30 A.M.
IN PERSON

President Evan Spinrod called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 20, 2023, at 9:30 a.m. The meeting was In Person.

ROLL CALL: PRESENT:	President	Evan Spinrod
	Vice President	Victoria Rice
	Treasurer	Roz Reiter
	Secretary	Sarah Odegaard
	Director	Richard Engle

Absent: None

MOD staff was represented by; Jerone Wright, Director of Mutual Operations; Rick West, Building Maintenance Manager; John Tawaststjerna, Landscape Manager and Linda Schoeffner, Administrative Secretary.
Tom Hand, Chief Operating Officer – Excused

President Spinrod welcomed the fourteen residents in attendance.

RESIDENTS' FORUM

Resident stated there will be an upcoming Emergency Preparedness Drill on October 7th. A flyer will be sent out with further details. After the drill root beer floats will be available. If you are not on Nixle you can sign up on Rossmoor.com website. Nixle will alert you when there is an emergency. Be sure to have your “escape” bag packed and ready to go with insurance information and medications, in case of an emergency.

MUTUAL THIRTY IN REVIEW

President Spinrod reported that during the heavy, constant rain at the end of 2022 and through March 2023, there were no roof leaks. However, there were leaks from skylights and vents due to windblown rain. The mutual was responsible for those repairs because they were the original component and took care of them. Dry rot repairs were completed and painted on the deck at 2885 #2 due to its location built on a hillside with nothing under it. There is a roof replacement plan in place to replace three roofs on 2825, 2833, and 2881 for \$51,000. President Spinrod also explained insurance to the residents in attendance and how it will affect the 2024 budget. The Board does not have any power this year when negotiating insurance. Residents in California are lucky to even be able to obtain property insurance, due mostly to fires emergencies. Mutual 30 will have a 2024 budget meeting on September 26th between 1:00 pm – 3:00 pm at the MOD building. Residents will have to watch the process at the Zoom, due to a lack of space at MOD. The agenda for this meeting is posted on the bulletin board near the Counseling office at Gateway with the Zoom link and Meeting ID # or you can find the 2024 Budget Meeting Agenda for September 26th on the Rossmoor.com website, under Agendas. President Spinrod also reminded the residents that they are responsible to repair damages inside their manor.

MOD REPORT

- Jerone Wright, Director of Mutual Operations:

Jerone reported that there is an Insurance Task Force looking for the best price and insurance coverage that Rossmoor can afford. Today, just obtaining insurance is a feat, the mutuels there is no more negotiating for insurance because insurance companies have

property owners over a barrel. The mutuals will need to amend the insurance section in the CC&Rs to lower the 100% replacement fund to qualify for insurance that is acceptable to Fannie Mae and Freddie Mac. That could affect those looking to purchase mortgages, refinancing, etc.

Firewise certification is coming along. Jerone has been working with ConFire. The three-year action plan is forming committees.

- Rick West/Sr. Building Manager:

Rick reported that the 2023-2024 Helsing Report is component driven by price/age and the life expectancy. There is a 10-year Funding spreadsheet and Helsing's 30-year Funding spreadsheet. This spreadsheet will let you know if you are well funded or may need a special assessment down the road. Reserve Funds drive major projects.

- John Tawaststjerna, Landscape Manager:

John reported that the Blue Spruce will be removed by Quality Tree Service and that a smaller tree will replace it. MOD Days are coming up and they will be using the plant replacement list to beautify the grounds.

COMMITTEE REPORTS

- Treasurer's Report

Treasurer Reiter reported that financially Mutual is doing well. As of August 31, 2023, financials, there is \$173,000 in the Operation Fund and \$581,954 in the Reserve Fund.

- Landscape – Victoria Rice, Chairperson

Chair Rice reported the following:

- Drought tolerant replacement plants going in at 2801, 2809, and the back of 2925, 2941, 2945.
- Mulch is being installed that is C-6 rated (fire retardant) to help slow down fire.
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- Building Maintenance - Evan Spinrod, Chairperson

Chair Spinrod explained to the residents how the mutual is not responsible for repairs inside manors. This is the manor owner's responsibility and he explained why. If the owner is unsure whose responsibility it is, please contact Mr. Spinrod to confirm.

- Social Committee

There will be an Oktoberfest on October 15, 2023, at 1:00 p.m. at Mutual 30's park. This will be a potluck and focus will be on sides and desserts. A flyer will follow prior to the event.

- New Resident Orientation – Cheryl Hines, Chairperson

Chair Hines reported that one (1) new resident moved into the mutual. No address provided. The Chair will deliver an emergency kit to her.

ANNOUNCEMENT OF ELECTION RESULTS

No Nomination forms were submitted for the one (1) available open seat on the Board of Directors. Treasurer Reiter's term was up. No other candidates came forward. Since there were no candidates President Spinrod appointed Incumbent, Roz Reiter to service for another 3-year term. She agreed. ***A motion was made by Spinrod to appoint Roz Reiter to the Board for another 3-year term. Rice seconded the motion, and it passed***

without dissent. 5-0

The Board appointed Linda Schoeffner as Chair Pro Tem to conduct the Organizational Meeting immediately following this Annual Meeting. ***A motion was made by Spinrod to appoint Linda Schoeffner as Chair Pro Tem to conduct the Organizational Meeting following the Annual Meeting. Reiter seconded the motion, and it passed without dissent. 5-0***

ANNOUNCEMENTS

President Spinrod reported the next Board meeting will be on Wednesday, October 11th at 9:30 in the Board Room.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:17 a.m. to an Organizational Meeting to elect officers.

Linda Schoeffner

Assistant Secretary

Walnut Creek Mutual 30