

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FORTY-NINTH ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 15, 2021 AT 9:30 A.M.
ZOOM

President Evan Spinrod called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 15, 2021 at 9:30 a.m. via Zoom.

ROLL CALL: PRESENT: President Evan Spinrod
 Vice President Lynda Caputo
 Treasurer Ron Reece
 Director Al Fantegrossi

Absent: Cheryl Hines, Secretary

MOD staff was represented by; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Paul Donner, Director of Mutual Operations – Excused
Joel Lesser, Chief Operating Officer – Excused

President Spinrod welcomed the fifteen residents in attendance.

CERTIFICATION OF NOTICE OF MEETING – Anne Paone, Assistant Secretary

Ms. Paone certified that notices of the Annual Membership Meeting were published in the *Rossmoor News* on September 1st and September 8th, 2021 and a notice was sent to the membership on August 25th, 2021.

RESIDENTS' FORUM

Resident thanked the Board for the financial situation of the Mutual and for tree trimming that was done.

MOD REPORT

Mr. West reported as follows:

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. Senate Bill SB 326 - Elevated Component Structural Engineer Inspections to be completed by January 1st, 2025. Mutual 30 board selected FWC to complete their inspection process for \$16,770.00. in 2021.
The mutual board has also budgeted for any repairs that might be needed as a result of this inspection.
FWC completed their inspections on May 27th. The Mutual Board was sent the FWC report for review.

Project inspections were complete in May 2021.

2. FWC Inspection report identified areas of dry rot on 6 buildings that needed repair work including:
2801, 2809, 2825, 2833, 2857, 2873
Contractor: GBG-Total Cost \$13,681.91.
Contract has been signed and GBG is scheduling to start project in September.
3. Water Pressure Testing and Meter reading was completed on June 29th. The mutual water pressure was with-in standards through-out the mutual. The average pressure is 50 PSI. The entry meter was also inspected.
The meter comes to a complete stop, which indicates no leaks were occurring at the time of the inspection.

Project inspections were complete in June 2021.

4. 2825 PT #4 New Electrical Sub Panel was installed due to existing panel failure.
Contractor: Pure Electric.
Cost \$2,735.00. Waiting for Dry wall replacement estimate from Five Star.

Project Panel installation was completed on June 26th, 2021.

5. Additional Concrete walkway tripping hazards were found across from Building # 2897.
Five Star was hired to complete the grinding and fill as needed to correct this issue.

Work was Completed in August.

6. Dryer Vent Cleaning – The mutual board hired Bay Air Flow to complete the 2021 Dryer Vent Cleaning.

Project was completed in January Cost \$4,560.00.

7. Gutter Cleaning – The Mutual board hired Welcome Services to complete the Mutuals 2021

Work was completed in January . Cost \$4,200.00.

FINANCIAL REPORT

Mr. West reported the July operating fund had \$60,748 and the reserve fund had \$387,827.

COMMITTEE REPORTS

Landscape (Ron Reece/Lynda Caputo)

Ms. Pollon reported that the Pines and Redwoods are dry. The Pines are declining. E16 – TWCM, Project 31, those trees should be removed if they decline, but this

depends on the budget.

Ms. Caputo reported there is a drought issue and it is causing the landscaping to show stress. Plants that are struggling should be removed. This would leave water for the healthier ones. Work was done in the spring with the MOD crew. Tree trimming was done. Branches were taken off of the buildings. Mutual 28 has removed a large, dead tree that was dropping pine needles on Mutual 30.

The MOD crew returns in October. Ms. Caputo will email Ms. Pollon a list to prioritize. Depending on the budget, they would like to replace irrigation, replace sprayers with bubblers and replace clocks.

Ms. Pollon reported that the landscape funds look good. Ms. Caputo and Mr. Reece have been very effective in using the landscaping funds.

Mr. Reece reported that they focused on trees this year. Trimming Liquid Ambers behind car ports and getting them off roofs. They have also been cleaning various other trees and doing trimming of them.

Building (Evan Spinrod) – Mr. Spinrod did not have any further comments.

Social (Roseanne Wright) – The holiday luncheon will probably not be inside, but it is not cancelled yet. Ms. Wright reported that she is grateful for the input from residents. There will be an emergency drill and afterwards there will be root beer floats at 3 PM. The date is October 11th.

New Resident Greeter (Al Fantegrossi) – Ms. Caputo reported that she has greeted some new residents. Cheryl Hines will do this moving forward.

ANNOUNCEMENT OF ELECTION RESULTS

Ms. Paone reported that two seats on the Board of Directors for Mutual Thirty were open. Incumbent Evan Spinrod and Victoria Rice came forward by the candidate deadline of June 25th. No other candidates came forward. They were both elected by acclamation and will serve a 3-year term.

ANNOUNCEMENTS

Mr. Spinrod reported the next Board meeting will be on Wednesday, October 6th at 9:30 via ZOOM.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:07 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty