

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FORTY-EIGHTH ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 16, 2020 AT 9:30 A.M.
ZOOM

President Evan Spinrod called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 16, 2020 at 9:30 a.m. via Zoom.

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

Absent: None

MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

President Spinrod welcomed the thirteen 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 2nd and September 9th, 2020 and a notice was sent to the membership on August 26th, 2020.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the September 18, 2019 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

No questions or comments.

MUTUAL THIRTY IN REVIEW

Mr. Spinrod Reported that this past year six buildings were painted. There was a lot of dry rot. Due to COVID-19, work started on June 1st and is now complete. Concrete trip hazard work has ben done. Sang & Five-Star completed installing the much-needed light in the walkway of a resident. Next year there will be balcony inspections. Dryer vents need to be cleaned, in addition to the trash enclosures. The Board is looking at getting a new vendor for gutter cleaning.

MOD REPORT

Mr. West reported as follows:

INFORMATION ITEMS: Work scheduled, In Progress or Completed in 2020

1. Building Painting Project - Summer 2020
Includes: Painting of 6 Buildings:
2833, 2857, 2841, 2801, 2865, and 2873. Contractor: A One Construction -
Cost \$76,602.00.
(Project has been completed).
2. Additional dry rot was found around the buildings that are scheduled for paint.
MOD carpentry crew was hired by the board to remove and replace dry rot while
currently staying ahead of the painter.
(Project has been completed).
3. Senate Bill SB 326 - Elevated Component Structural Engineer Inspections to be
completed by January 1st, 2025. Mutual 30 elected FWC to complete the
inspection process for \$16,770.00.
(Project is scheduled to start in Spring / Summer 2021).
4. 2873 PT /2841 PT – 8X8 Post replacements at both front canopies Contractor:
AMAC
Total project cost \$4,850.00
(Project has been completed).
5. 2877 PT – Sang to install new baluster light in area that is dark. Five Star
completed the trenching for new wire.
(Project has been completed).
6. Concrete grinds and slab replacement due to tree roots causing tripping hazards
around 2801 PT
Contractor: Five Star Cost \$3,685.00.
(Project has been completed).

Mr. West reported they are finalizing the Helsing report and the 2021 budget.

FINANCIAL REPORT

Mr. Donner reported from the August 2020 financials. The operating fund had a balance of \$52,476. The reserve fund balance was \$289,981 for a combined total of \$342,457. The Mutual was under budget by \$16,647 due to the special assessment. Insurance was over budget by \$37,397. Utilities were over by \$4,504 due to water usage. Plumbing was over by \$3,203.

COMMITTEE REPORTS

Landscape (Ron Reece/Lynda Caputo) – Ms. Caputo gave the following report submitted by her and Mr. Reece:

We started the calendar year with the formation of a Landscape Committee consisting of Marilyn Beller, Beth Hume, Ron Reece, and myself. Linda Herron elected to retire. Ron

and I want to acknowledge the dedication and hard work Linda put in for many years to give us such beautiful landscaping. We are lucky to be able to build on her solid foundation.

In addition to this we continue to have Raul Lazarit as the landscape Supervisor at Terra Landscape. He directs the work of the gardener who is here on Mondays and Thursdays weekly. After trying out several candidates, it seems Terra has delivered a very good gardener to us. His name is Jairo (pronounced like Hero except with a long "a" – hAro). He seems quite industrious and moves at nearly the speed as Raul did when he was our gardener.

The year started off by pruning trees in January for building clearance, in particular all the buildings that were to be painted.

Our MOD days were delayed until June due to Covid 19 and Shelter in Place orders. The main accomplishment was to remove all the old Sunset Gold shrubs. These are the feathery ones that are lime green in color. The biggest project was to remove those type of plants from the front of Building 2857 and replace them with Boxwood. At maturity they will form an attractive hedge.

In July we had a massive tree pruning project, in particular the plum trees in front of the Santa Claras and the pear trees in front of Buildings 2809 and 2825. The project remains incomplete as there are two more trees to be removed. We are waiting for permits from the City of Walnut Creek on this work.

Our Fall MOD Days are planned for mid-October. The main focus will be to remove as many junipers as possible, in particular all the areas in the rear of the two-story buildings. We do not promise that those will be replaced with other plant material. We will have to wait to see how it all looks and then make some decisions. No replacement will be in keeping with Rossmoor's new 5 year Landscape Plan, which in a nutshell says, "Less is More".

Building (Evan Spinrod) – Mr. Spinrod the Mutual will have issues with plumbing. Balcony inspections will begin next year. The cost to clean the dryer vents last year was \$4,000. The trash enclosures need some work. Ms. Caputo did some research and the Mutual will hire Welcome Maintenance to clean the enclosures once a month.

Social (Roseanne Wright) – Due to COVID-19, no report.

New Resident Greeter (Al Fantegrossi) – Mr. Fantegrossi reported that he has welcomed 4 new residents.

ANNOUNCEMENT OF ELECTION RESULTS

Ms. Paone notified the Membership that Ron Reece was elected by acclamation, having declared his candidacy by the July 10th deadline.

ANNOUNCEMENTS

Mr. Spinrod updated the membership on the transformer problem. PG&E came out to the property because a transformer had blown up. The worker said that a problem cannot be identified until it exists. A PG&E worker had tried to reset the transformer because it was too hot. It then exploded. The transformer is underground, but the vault was open.

Mr. Spinrod reported that the Board is trying to be as transparent as possible. Everyone has a voice, not just the Board. Next year he will place notices regarding the election on the trash enclosures, along with the usual methods of announcing the election.

Mr. Spinrod reported the next Board meeting will be on Wednesday, October 14th at 9:30 via ZOOM.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:22 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty