

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FIFTIETH ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 21, 2022 AT 9:30 A.M.
ZOOM

President Evan Spinrod called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 21, 2022 at 9:30 a.m. via Zoom.

ROLL CALL: PRESENT:	President	Evan Spinrod
	Vice President	Lynda Caputo
	Treasurer	Roz Reiter
	Secretary	Cheryl Hines
	Director	Victoria Rice

Absent: None

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

Joel Lesser, Chief Operating Officer – Excused

President Spinrod welcomed the residents in attendance.

CERTIFICATION OF NOTICE OF MEETING – Anne Paone, Assistant Secretary

Ms. Paone certified that notices of the Annual Membership Meeting were posted on the Mutual 30 website and the bulletin board on September 6, 2022 and that a notice of the Annual Meeting was mailed to the membership in accordance with Article 4, Section 4.3 of the Bylaws of said corporation to all members of record as of September 6, 2022.

RESIDENTS' FORUM

Resident stated there will be an upcoming drill on October 1st at 3 pm.

SOCIAL

Ms. Wright reported that the Labor Day hot dog party has been cancelled. October 16 will be the October Fest. Tables and chair have been reserved.

MUTUAL THIRTY IN REVIEW

Mr. Spinrod reported that they have started fixing the concrete. In January, 2023, they will walk areas for concrete work. There were some balcony issues this year. The work was taken care of. There were some electrical issues inside and outside of units. The buildings are aging. Sang inspected electrical panels. The Board may want to do it again in 2023. There were also some plumbing issues. They want to change hardware on trash enclosures. Some enclosures need to be repaired and some need to be painted. We have some woodpecker problems. They have been taken care of. Rust issues in pipes was discussed. They are done on a case by case basis. Insurance is going up. The base increase of 35% is due to fires. They are reevaluating buildings for replacement costs. The total increase may be 55%. We now have a shared agreement for the deductible. Gallagher offered a program that would keep the deductible at \$250,000. The premium is fixed for 3 years.

Mr. Donner reported that the property increase average will be 55%.
Mutual 28 is estimated at 65%.

Mr. Spinrod reminded the membership that interior walls are the residents' responsibility. Residents should have personal property insurance. Check your policy. You need to check your personal property coverage. You also should have loss-of-use coverage. There will not be a special assessment coming this year in 2023. The Marshall-Swift program takes into consideration if the buildings have sprinklers, wood frames, etc.

MOD REPORT

Mr. Donner reported that the GRF portion of the budget may be \$25 per manor per month. The MOD management fee will be increased by 5%. The current software system is obsolete. It has been used for 25 years. The new software project will cost \$2 million to be paid in 2 years. GRF will loan the money to MOD and MOD can pay it back in 5 years.

Mr. West reported as follows:

Building Maintenance Work Completed in 2022

1. 23 Concrete sidewalk Grinds completed in February of 2022.
Repair and replacement of concrete walkways were also completed this year.
Contractor: Five Star - Total Cost \$6,680.00.
2. Deck Coating was completed in February of 2022 at Building 2857 #7.
Contractor Five Star - Total Cost \$7,625.00.
3. A double sewer line clean out was install for Building 2913 #2. In July 2022.
Contractor Five Star - Total Cost \$3,200.00.
4. The Mutuals Annual Gutter Cleaning was Completed in January of 2022.
Contractor Welcome Services - Total Cost \$4,200.00.

Mr. West reported that deck coating has 5 layers of a fiber glass system. It is fireproof and waterproof.

FINANCIAL REPORT

Mr. Donner reported the ending operating fund balance for July 31, 2022 was \$132,647 and the reserve fund balance was \$468,267.

COMMITTEE REPORTS

Landscape (Lynda Caputo)

Ms. Caputo reported the following:

The Landscape Budget is divided into three categories: Tree Work, Rehab and Irrigation.

This is what we've done so far:

Tree Work - \$10,000 Budget

Pruning was done in the Spring at a cost of \$5,200, leaving \$4,800 remaining for any work to be done in the Fall. I have a walk through with Quality Tree Maintenance on September 19 to come up with a scope of work.

Rehab Work - \$15,000 Budget

This is the work done by the MOD Crew three times per year. In March they installed 25 new plants and spread mulch in Area A (Bldgs. 2801 through 2873) at a total cost of \$8,406. In July they did a thorough irrigation check and removed the lawn at Manor 2921 #2 for a total cost of \$260. In October the crew will remove lawn from the front of Manors 2933 #3 and #4. They will install lodi (gravel) and plants to look like the other areas in the middle of our Entry (the one-bedroom, one-bath manors). They will also plant the area in front of 2921 #2 with drought tolerant plants. Of course, the cost of this is unknown at this time but we have over \$6,300 available. We will not spend anywhere near this amount as the costs we bear for Rehab Work by the MOD Crew is for materials only. Their labor is included in amount we pay MOD.

Irrigation Work - \$2,400 Budget

In an effort to reduce water usage and to avoid future dry rot in the buildings, the Board directed that spray irrigation heads immediately surrounding all Manors be changed out to bubblers. This work was done in several steps, all by our contractor Terra Landscaping. Manors 2833 and 2873 cost \$1,975; Manors 2893, 2897 and 2901 cost \$2,915 and Manors 2877, 2881, 2885 and 2889 cost \$3,895.

Then as directed by the Board the balance of the Manors were done at a cost \$20,290 in lieu of the proposed asphalt seal coat and striping. Clearly, we have gone over budget! (\$26,675)

Although there is no longer spray irrigation around the Manors, there are still plenty of areas which have spray irrigation. These are at hillside locations and should remain. They are also at the hedge lines in front of the two story buildings and they should be replaced with bubblers.

FUTURE CONSIDERATIONS

First, we have to recognize that the drought to some degree or another is here to stay. Since irrigating the lawns is where most of the water is used, we need to look at lawn replacement in the future. There are options as to what the replacements could be and we will need to prioritize where these will be.

The Committee might recommend that small areas of lawn be removed and replaced with lodi and plants, such as exist in the middle area of our Entry or just lodi alone depending on conditions.

It is hoped that the drought tolerant plantings in front of 2921 #2 will be appealing to our residents and will serve as somewhat of a blueprint for other areas where lawn will be removed and replaced with mulch and drought tolerant material.

The Committee has consulted with Richard McPherson, a landscape architect who is also a Rossmoor resident and head of the GRF Sustainable Landscape Committee. Specifically,

we have discussed what to do about the lawn strips in front of the one story Manors. His recommendation is Kurapia which requires only half the water of lawn and is tolerant of people and dogs walking on it. It spreads outward and will need to be edged regularly once it is mature. Kurapia has a small white flower and is what MOD has installed on the center median on Rossmoor Parkway between Stanley Dollar Drive and Terra California. There are many other options for a flowering plant to replace lawn however none except the Kurapia can withstand human and dog traffic. Given all the dogs who reside in our Mutual, we must give consideration to that.

As our summer water bills have been about \$9,000, should we think about reducing or completely turning off the lawn irrigation? On the upside, should we be lucky enough to get rain this winter, the lawns will return and green up. Meanwhile on the downside, dried out lawns look terrible.

To the best of our knowledge there has been no increase in the landscaping budget for many years, at least ten years. To address lawn reduction, it will be necessary to increase the budget significantly, \$20,000 annually until we have completed the water reduction project.

Mr. Donner reported that there is no GRF sustainable committee. Richard McPherson is a private resident in a club.

Mr. Spinrod said he would like to see water reduction on lawns. Mr. Tawaststjerna reported that he can adjust the water on the controllers. He can lower it, but it may put plants at risk. Mr. Spinrod asked if he could turn off the water on the lawns. Mr. Tawaststjerna replied yes. He also stated that Kurapia is very expensive. Mr. Tawaststjerna suggested that perhaps they should just do the strip areas, but the lawn would be very expensive.

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

Social (Roseanne Wright) – Nothing further to report.

New Resident Greeter (Cheryl Hines) – Ms. Hines reported that she met with one new owner. People have been walking behind the unit and looking in the window. She would like the Board to consider placing a sign there that says “Dead End” or “End of walking trail. Be respectful of neighbors.”

ANNOUNCEMENT OF ELECTION RESULTS

Mr. Spinrod reported that two seats on the Board of Directors for Mutual Thirty were open. Incumbent Cheryl Hines came forward by the candidate deadline of June 21st. No other candidates came forward. She was elected by acclamation and will serve a 3-year term. Ms. Caputo did not run again and her seat is currently vacant.

The Board appointed Anne Paone as Chair Pro Tem to conduct the Organizational Meeting immediately following this Annual Meeting.

ANNOUNCEMENTS

Mr. Spinrod reported the next Board meeting will be on Wednesday, October 12th at 9:30

via ZOOM.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:58 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty