

MINUTES

WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 11, 2023, AT 9:30 A.M.
BOARD ROOM – GATEWAY
IN-PERSON MEETING

President Evan Spinrod called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, October 11, 2023, at 9:30 a.m. in the Board Room at Gateway.

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

EXCUSED: Secretary, Sarah Odegaard

The MOD staff was represented by Jeroen Wright, Director of Mutual Operations; Rick West, Building Maintenance Manager; John Tawaststjerna, Landscape Manager and Linda Schoeffner, Board Coordinator.

President Spinrod welcomed eight residents in attendance.

APPROVAL OF MINUTES

- ***Fifty-First Annual Meeting of the Members on September 20, 2023***
President Spinrod made a motion to approve the September 20, 2023, Fifty-First Annual Meeting of the Members Minutes. Treasurer Reiter seconded the motion, and it passed without dissent. 4-0
- ***Organizational Meeting on September 20, 2023***
President Spinrod made a motion to approve the September 20, 2023, Organizational Meeting Minutes. Treasurer Reiter seconded the motion, and it passed without dissent. 4-0
- ***Special 2024 Budget Meeting on September 26, 2023***
President Spinrod made a motion to approve the September 26, 2023, Special 2024 Budget Meeting. Treasurer Reiter seconded the motion, and it passed without dissent. 4-0

MEMBERS' FORUM

A Members' Forum was held. No questions or comments.

MOD REPORTS

A. Building Maintenance Report – **(Rick West, on vacation)**

INFORMATION ITEMS: Work scheduled, In Progress or Completed.

1. **DuroLast Flat Roof project 2023 Contractor: BLACK DIAMOND ROOFING**

Roof Overlay: DL 50	
2825 Ptarmigan Drive	\$11,800.00
2833 Ptarmigan Drive	\$11,800.00
2881 Ptarmigan Drive	\$28,000.00
Total Investment	\$51,600.00

Rescheduled for Monday 10/9 Anticipate 1 – 2 weeks for completion.

- 2. Building # 2857 obtaining two estimates to remove wood shake siding and replace with stucco.**

Going out to Bid.

B. Landscaping Maintenance Report – John Tawaststjerna, Landscape Manager

COORDINATORS' REPORTS

Building (Evan Spinrod) - President Spinrod will cover matters under new business.

Landscape (Victoria Rice/John Tawaststjerna)

- Spray trees with a woodpecker deterrent spray.
- Remove three (3) sections of land and replace with drought tolerant plants at Santa Clara; 2913, 2909, 2905 (back, side, to front)

President Spinrod made a motion to approve \$6,000 to remove three (3) sections of land and replace it with drought tolerant plants at Santa Clara: 2913, 2909, and 2905 in the back, side, and front areas. Treasurer Reiter seconded the motion and passed without dissent. 4-0

- Terra finished 2925, 2941, and 2945 in September.
- Plant new plants where dead plants were removed.
- Hedges completed by Entry 28, 21
- Remove dead trees.
- Mod Days; did quite a bit of bender board repairs at 29, 25, 21 and front planting around oak tree.

Financial (Roz Reiter)

Treasurer Reiter reported that as of August 31, 2023, the Operating Fund Cash Balance was \$173,000 and the Reserve Fund Cash Balance was \$581,954.

Treasurer Reiter moved to certify that the Board is following Civil Code #5500 regarding the financials for June, July, and August 31, 2023. President Spinrod seconded, and the motion carried without dissent. 4-0

Social – (Beth Hume)

RSVP to Beth or Evan by October 15, 2023, at 1:00 p.m.

New Resident Greeter (Cheryl Hines)

There are two new residents “to be” in the process of moving into the mutual. Cheryl will

talk more about them once they officially move in.

BOARD DIRECTOR REPORTS

No reports.

UNFINISHED BUSINESS

NEW BUSINESS

A. Budget 2024

President Spinrod made a motion to approve the 2024 Budget with a coupon increase of \$150.96 per month for a total amount of \$1,150 per month per mutual. Treasurer Reiter seconded the motion, and it passed without dissent. 4-0

B. CC&R Revision – Pending verbiage.

C. Woodpeckers Building 2857

- Landscape Manager John T. tried spraying the trees with woodpeckers' repellent.
- Rick West will obtain proposals for various methods to rid the Mutual of woodpeckers, including stucco, hardi board, siding, etc.

Next Meeting: The next meeting is on January 10, 2024, starting at 9:30 a.m. in the Board Room / Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:21 a.m.

Linda Schoeffner
Assistant Secretary
Walnut Creek Mutual Thirty