

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, APRIL 14, 2021 AT 9:30 A.M.  
ZOOM MEETING

President Evan Spinrod called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, April 14, 2021 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

EXCUSED: None

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

President Spinrod welcomed nine residents in attendance.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the January 13, 2021 regular Board Meeting and the March 24, 2021 Special Board Meeting. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

No resident comments or questions.

MOD REPORTS

Mr. Donner reported that MOD is operating at 100%.

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 1<sup>st</sup>, 2025. Mutual 30 board selected FWC to complete their inspection process in 2021.

The mutual board has also budgeted for any repairs that might be needed as the inspections might dictate.

Estimated cost \$16,770.00.

(Project is scheduled to start in Spring / Summer 2021). Mr. West reported a tentative start date of May 24<sup>th</sup>.

2. 2893 PT #1 – Removal and replacement of 75 SQ. FT. of this unit's front landing concrete. Tree root intrusion is suspected to be causing the landing to crack and fail. The mutual board hired Five Star to complete this project which includes root removal.

Estimated cost \$4,995.00.  
(Project was completed in February).

3. Carport 50-51 / MOD Secured a cement parking block by drilling into the concrete and adding rebar.

Cost \$185.00  
(Project was completed in February).

4. 2809 PT #3 & #4 - Water leak from tub/shower drain line from unit #3 into ceiling of unit #4.

Contractors: MOD / Davis Plumbing / Five Star.  
Total Cost \$2,642.00  
(Project in progress).

## LANDSCAPE REPORT

Ms. Pollon reported the materials cost approximately \$4,134 with \$10,000 left in the budget. MOD work crew will be back in July to check on the bubblers and irrigation. They will be back in the fall to do replanting and some new planting. This is tentatively scheduled for October. There is \$2,400 in the irrigation reserve budget. One controller is over 10 years old.

## COORDINATORS' REPORTS

### Building (Evan Spinrod)

Mr. Spinrod reported there was dry rot on the balcony at 2857. He was not sure if it was completed. Mr. West will check and verify that it has been done. The shower keeps backing up at 2913 #2. The Board agreed the line should be videoed for tree roots or any other blockage.

### Landscape (Lynda Caputo and Ron Reece)

Ms. Caputo reported that everything is in bloom. Raul is very responsive. Juan is a dedicated gardener. The Mutual had 9-10 days with the MOD crew. The remaining junipers were removed. The hedge was removed and replaced with a Box Wood at 2833 #3 and #4. They also did some plantings. The bare areas will be planted in the fall. Tree pruning is coming up. Residents should contact Ms. Caputo or Mr. Reece if they think they have a tree that needs pruning.

### Financial (Ron Reece)

Mr. Reece reported the February financials show an ending balance of \$129,000 total

revenue. Expenses are \$97,000. The Mutual is approximately \$32,000 under budget. The Mutual borrowed money to pay the insurance premium and will repay it back at \$2,700 each month. The reserve balance is \$343,000.

*Mr. Reece moved to certify the financials for December 2020 and January and February 2021. Mr. Fantegrossi seconded and the motion carried without dissent.*

Social (Roseanne Wright)

Mr. Spinrod reported that Ms. Wright emailed him that they would love to have a Memorial Day Hot Dog social. They are waiting to see what the rules are from the County Health Department.

New Resident Greeter (Al Fantegrossi)

Mr. Fantegrossi reported he will connect with one new couple.

BOARD MEMBER REPORTS

No reports.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Spinrod explained that the Mutual owes \$20,000 to the reserves for insurance.

*Mr. Reece moved to pay \$2,700 per month to the reserve account until the \$20,000 is repaid. Ms. Caputo seconded and the motion carried without dissent.*

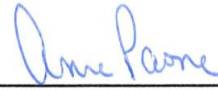
Mr. Spinrod asked Mr. Donner to explain the reason the new management Agreement has been updated under the indemnity section. Mr. Donner reported there was an incident in another Mutual where the Member Records department gave out an assigned carport number. This number was not correct and was actually assigned to someone else. The new owners owned that carport. Their lawyer named the Mutual and GRF in a lawsuit. GRF paid \$10,000 to minimize legal fees.

Mr. Spinrod thought it was a garage and the owner had a separate deed to that garage. The clause was rewritten and the Mutuals do not like it.

Mr. Spinrod reported that GRF works as the managing agent and as an independent contractor. The concern is that with the change, GRF could be held harmless. MOD does work and come into members' units. GRF carries insurance. If the Mutual holds them harmless, they would not have any recourse. The resident would sue the Mutual. The Mutual would have no insurance to protect it. GRF feels they are non-profit, but so are the Mutuals. A group me with Tim O'Keefe. Mr. O'Keefe will look into the matter. He has emailed the insurance broker. This is being negotiated.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:36 a.m.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Thirty