

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 12, 2022 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, January 12, 2022 at 9:30 a.m. via ZOOM.

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

EXCUSED: None

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

President Spinrod welcomed thirteen residents in attendance.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the October 6, 2021 regular Board Meeting, November 5, 2021 Special Meeting, October 1, 2021 Tabulation Meeting, September 15, 2021 Annual and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

The resident forum was held. One resident discussed the vinyl flooring needed for her deck. Mr. West will ask if the contractor would waive the guarantee. He reminded everyone that MOD is pro-active regarding the balconies. See his report #6.

MOD REPORTS

Mr. Donner reported the GRF Board voted last Friday in an emergency meeting to restrict indoor access. Everything is locked down. Residents may use drop boxes. The Board will review the status at the end of the month. Some of the staff is sick. The restaurant and the golf course are open. A lot of emergency work was done in December, especially roofing. Drain crews were out on site. There is no extra charge for the drain crews. They check the lawn drains and storm drains.

Mr. West reported as follows:

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 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 \$14,521.77.
After adjustments to the contract Total cost was \$13,681.91
This Project has been completed.
2. Gutter Cleaning – The mutual board hired Welcome Services to complete the mutuals 2022.
Work is in progress - January 2022. Cost \$4,200.00.
3. MOD's Carpentry Foreman Luis Duenas - Supervision and Consultation in 2021 for all open projects, along with 2809 #1 Balcony Dry Rot repairs and Painting and Building 2857.
Total Cost \$ 22,283.77.
4. Spring / Summer 2022 Asphalt Sealcoat Project. Budget \$25,000.00.
This project will be going out to bid in March as a total Rossmoor package deal to obtain the lowest estimate from the top 3 Bidding Asphalt Companies.
5. 2022 Project to replace 6 Trash Enclosures - Fencing and Gates will go out to Bid. MOD to bid on this project and put together the Scope of Work for Bidding Process.
6. 2857 PT #7 New Vinyl Deck Flooring. Contractor: AMAC - Estimate \$1,200.00.
AMAC scheduling start date with the resident.
7. 2801 PT Rusted Gutter Repairs and 2 downspouts relocated on this Building.
Contractor: MOD Estimate \$1,800.00 Actual cost Billed \$911.00

Regarding #6 on his report, Mr. West was asked to contact another company. AMAC is not very responsive.

LANDSCAPE REPORT

Lynda Caputo will give a report later in the meeting.

COORDINATORS' REPORTS

Building (Evan Spinrod)

Mr. Spinrod reported that Lynda and he will do a walk-through to check for raised concrete issues.

There was a broken hose bib and that was repaired. There was a gutter downspout issue, but MOD took care of it.

Landscape (Lynda Caputo and Ron Reece)

Ms. Caputo reported that the irrigation work has been done. Four buildings now have bubblers next to their buildings. The goal is to get the remaining 2-story buildings done. They are looking for ways to conserve water. They can convert large areas of lawn. That would mean less water usage. They are getting bids to retrofit irrigation for buildings and strips of land. This is done on the sides and front of the buildings. They will review the bids and compare them to the budget. This falls in line with Rossmoor's 5-year plan. Tree work was done last week. The MOD crew will be in the Mutual in April for a week.

Financial (Ron Reece)

Mr. Reece reported the December financials have not been sent to the Board yet. Mr. Donner reported on the end of November financials. The Mutual was \$21,856 better than budget. There was \$74,131 in the operating fund and \$412,138 in the reserve fund. YTD, the Mutual is slightly over budget by \$3,000, but it should end up very close to the actual budget.

Mr. Reece moved to certify the financials for November. Ms. Hines seconded and the motion carried without dissent.

Mr. Spinrod reported that the insurers are raising the rates higher than was originally anticipated.

Mr. Donner reported that the Mutual has a strong working capital to cover it.

Mr. Reece stated that some Mutuals are changing their fiscal year to April instead of running January-December.

Mr. Donner reported that it may not be that great of a move to change the fiscal year. It puts the Mutual out of sync with MOD. You will have to estimate 3 months.

Social (Roseanne Wright)

Ms. Caputo reported for Ms. Wright. There will not be a soup luncheon in February due to Covid. The holiday party was great.

New Resident Greeter (Cheryl Hines)

Ms. Hines reported there are many new residents. She met with 2 new residents yesterday.

BOARD MEMBER REPORTS

No reports.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Spinrod stated that Mr. Reece has an announcement.

Mr. Reece announced that he will be moving to Colorado to be closer to family. Therefore, there will be an open Board position. He thanked the Board and the community for the opportunity to serve. He thanked Ms. Caputo and stated that they worked well together with landscaping matters.

Mr. Spinrod stated that anyone interested in joining the Board should email anyone on the Board. Ms. Caputo reminded everyone that there will be an additional 2 positions open in the Fall when current terms are completed.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:35 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty