

follow the civil code.

MOD REPORT

Mr. West provided the following written report for the Board:

PENDING ITEMS: Proposal review for Approval

1. Gutter cleaning January 2020/2021/2022 – Contractor: PGS Professional Gutter Cleaning - 3 year contract will hold pricing flat. For one cleaning annually of all building and carport gutters and downspouts - Total cost \$3,770.00.
(presented to the board for approval)

Mr. Pischke moved to accept the proposal in the amount of \$3,770, which includes the carports, from PGS for 3 years adding the piece above to be cleaned. Mr. Reece seconded and the motion carried without dissent.

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. New Light Fixtures for 2809 & 2857 – Contractors: Sang Electric and MOD
Cost - \$1,400.00 includes material and installation of 5 New Lighting fixtures – MOD to assist. (Work Scheduled).
2. Siding Replacement & Painting of Buildings: 2809 PT and 2825 PT
Contractor: A One Construction - Cost \$74,586.00 - plus
Permit cost \$3,859.00 - Total \$78,445.00 (Work Completed).

Mr. Herron reported that the leak at 2825 will all be billed to the owner.

BOARD MEMBER'S REPORTS

Mr. Spinrod reported that Mr. Pischke has helped many residents with repairs. Since he will no longer do that, the Handyman service should be suggested to residents. Mr. Spinrod reported that during the Presidents' Forum, it was brought up that if someone comes in and delivers something and they cause damage to any Mutual property, it is the owner's responsibility. Owners should check to see if their HO6 insurance would cover it.

COORDINATORS' REPORTS

Building (Evan Spinrod)

Mr. Spinrod reported that Sang will change the light fixtures when he returns.

Emergency Preparedness (John Herron)

Mr. Herron reported PG&E will inspect power lines via helicopter.

Landscape (Linda Herron and Rebecca Pollon)

Ms. Herron reported the rehab team will be back in about 10 days to convert the irrigation around the newly painted buildings 2809 and 2825. Raul has completed the fire abatement grass trimming on the surrounding slopes and is busy trimming shrubs and spraying for weeds. Tomorrow he will remove a large boxwood to make room for an air conditioner at 2857 #6.

Waraner Brothers has thinned the lemon tree at 2809. It looks healthy and happy. We have had very few problems with varmints.

We have made a request for TWCM in entry 16 below us to elevate some oak trees behind our building 2841 for fire abatement. If we do not hear from them, we can call Waraner Bros. Tree Service.

Financial (Ron Reece)

Mr. Donner reported that the May operating fund has a balance of \$40,338. The reserve fund has \$338,536. The combined total is \$378,874. The Mutual is about \$13,000 over budget, but this is due to front-loading of items. Insurance will be over each month by \$840. The Mutual is right on budget.

Mr. Herron moved to certify the Board's compliance with civil code section 5500. Mr. Reece seconded and the motion carried without dissent.

Social (Roseanne Wright)

No report.

New Resident Greeter (Lynda Caputo)

Ms. Caputo reported that she has met with one new resident.

Recycle Coordinator (Rita Motoyoshi)

Ms. Motoyoshi reported the green cart pickup is now on Tuesday. The green cart program is going well. Residents are putting wrong items in the blue recycle cart. Linda Herron will place an article in the newsletter, including a reminder on what not to place in recycle bins. Ms. Motoyoshi asked if the Mutual would put a roof over the trash enclosures. Water contaminates paper products and they can get moldy.

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Telephone Tree – Dennis Bell had advised that there are no telephone trees within Rossmoor itself. Coming in 2020, Contra Costa is preparing a warning system. They will be able to contact specific areas. There are over 6,000 people on Nixle. The Presidents of the Mutuals should be on it.

Mr. Herron moved to eliminate the Mutual's telephone tree. Mr. Spinrod seconded and the motion carried without dissent.

B. Painting Bids - There are 2 bids from A-One Construction in the amount of \$44,500

and \$88,168 for 2833 and 2857 Ptarmigan buildings for siding and painting.

Mr. Pischke moved to accept the bids from A-One Construction in the amount of \$44,500 and \$88,168. Mr. Herron seconded and the motion carried without dissent.

Mr. Pischke moved to add \$135,000 into the new budget. Mr. Herron seconded and the motion carried without dissent.

- C. Gutters - Already addressed earlier in meeting.
- D. Appoint Inspector of Elections – The Board appointed Anne Paone, Assistant Secretary as the Inspector of Elections.
- E. Walk Light Replacement for 2020 Budget – This is for the walkway lights. The Board agreed to table this for the year 2021.

Mr. Herron will review budget items with Mr. Donner.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:10 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty