

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 13, 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, July 13, 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

EXCUSED: 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.

President Spinrod welcomed twelve residents in attendance.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the May 20, 2022 Special Board Meeting. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

The resident forum was held.

Resident reported that some items from the sale of another resident's home will be available next Tuesday.

Resident would like to have a safety drill in October. There can be root beer floats after the drill.

MOD REPORTS

Mr. Donner reported the rebate from MOD will be \$11,084 and the GRF rebate will be \$30,856. It is budget time again. The financials will be out on July 19. This will be a tough year. Water and insurance rates will be high.

Mr. West reported as follows:

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. Asphalt Sealcoat Project. Budget \$25,000.00. Contractor:
SVP estimate \$15,250.00 / Black Diamond Paving Estimates \$ 23,784.00

The Board has elected to possibly put this project on hold until 2023.

2. Trash Enclosures - Fencing and Gates. Contractor: GBG Estimate – Complete replacement \$11,663.00 . Gates only \$\$6,462.00.
The Board has elected to put this project back out to Bid.
3. 2825 PT #4 - Drainpipe Leak in the bathroom wall behind the toilet.
Contractors: MOD , Five Star , All Star Mold.

Currently waiting for Contractors estimate to complete the drywall installation estimate.

2913 Ptarmigan – issues with sewer line. 5-Star to give estimate for clean out.

Mr. Spinrod stated that they do not really need to redo the trash enclosures. They should replace the hardware and repair the dry rot.

Ms. Caputo stated there should be a scope-of-work for each enclosure.

Mr. West stated that Luis at MOD can do a scope. The Board can walk the enclosures with him.

Mr. Spinrod stated that he does not think seal coating needs to be done now. The Board agreed.

Mr. West told the Board that Mutual 28 is putting in 2-way clean outs. He will get an estimate for Roto Rooter to snake them. They also do RootX, which eats the roots in the line.

COORDINATORS' REPORTS

Building (Evan Spinrod)

Mr. Spinrod reported he is concerned regarding the backup at 2913 Ptarmigan. He will get 5-Star to check.

Landscape (Lynda Caputo/John Tawaststjerna)

Mr. Tawaststjerna provided the following report to the Board:

MOD Days

- 7/27 – 7/29 (3 total days)
 - o Irrigation work
 - System checks
 - System repairs
 - System upgrades

Landscape Maintenance

- Deadheading of perennials
- Deadheading of rhododendron and azaleas

- Trimming of ivy in areas where it has become overgrown

Drought Restrictions

- Mandatory 10 percent water use reduction District-wide as compared to 2020 with a plan to review progress towards achieving this goal in November.
- Updated outdoor water restrictions, including limiting outdoor watering to three times per week, prohibiting washing down sidewalks and driveways.
- 8% drought surcharge applied to all water use started on July 1st.

Future Landscape Plans

- Lawn conversion project at 2897, 2893, and 2901 or Lawn conversion project at 2905, 2909, and 2913.
- Lawn behind carports at 2865 and 2857 could be up for removal in 2023
 - o Lawn would be replaced with a drought tolerant shrub landscape

Ms. Caputo reported the future landscape plans have been redone. Water usage needs to be reduced. The spray sprinklers will be changed to bubblers. The focus is on planter beds in the perimeter of the buildings. When the buildings get too wet, dry rot becomes a problem. Terra Landscaping has provided a proposal to remove and cap off all of the spray heads in the shrub beds next to the manors and install low-flow bubblers to replace the sprinklers. The total cost is \$20,290.00.

The MOD crews in July will focus on irrigation systems. Some carport buildings need irrigation checked due to dry rot. The aim is to reduce water usage. They could consider doing lawn conversions and replace them with drought tolerant shrubs.

Mr. Spinrod suggested getting a proposal to do the whole Mutual in bubblers. Ms. Caputo suggested doing the work listed on the first proposal, then get a proposal for the rest.

Ms. Hines moved to approve the proposal from Terra Landscape #3040354 in the amount of \$20,290.00 to install bubblers at the addresses listed on the proposal. Mr. Spinrod seconded and the motion carried without dissent.

A voice vote was taken. Spinrod-y, Caputo-y, Reiter-y, Hines-y, Rice-y

Financial

Ms. Reiter reported the operating ending balance for May was \$92,812. The reserve ending balance was \$441,813.

Ms. Reiter moved to approve the Board's compliance with civil code #5500. Mr. Spinrod seconded and the motion carried without dissent.

A voice vote was taken. Spinrod-y, Caputo-y, Reiter-y, Hines-y, Rice-y

Social (Roseanne Wright)

Ms. Wright reported that the hot dog party will be held on Labor Day.

New Resident Greeter (Cheryl Hines)

Ms. Hines reported meeting with new residents. She will give new residents the evacuation hangers.

BOARD MEMBER REPORTS

No reports.

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. New Landscaping projects.
This was covered during the meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:44 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty