

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 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, July 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; and Anne Paone, Administrative Secretary. Rebecca Pollon, Landscape Manager - Excused

President Spinrod welcomed eight residents in attendance.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the April 14, 2021 regular Board Meeting. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

No resident comments or questions.

MOD REPORTS

Mr. Donner reported his items will be on the agenda for discussion.

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 1st, 2025. Mutual 30 board selected FWC to complete their inspection process for \$16,770.00. in 2021.
The mutual board has also budgeted for any repairs that might be needed as a result of this inspection.
FWC completed their inspections on May 27th. MOD is currently waiting for the final report from FWC.

(Project inspections were complete in May 2021).

2. Water Pressure Testing and Meter reading was completed on June 29th. The mutual water pressure was with-in standards through-out the mutual. The average pressure is 50 PSI. The entry meter was also inspected.
The meter comes to a complete stop, which indicates no leaks were occurring at the time of the inspection.

(Project inspections were complete in June 2021).

3. 2825 PT #4 New Electrical Sub Panel was installed due to existing panel failure.
Contractor: Pure Electric.
Cost \$2,735.00. Waiting for Dry wall replacement estimate from Five Star.
(Project Panel installation was completed on June 26th, 2021).

4. 2857 PT #7 New Vinyl or Excel coating will be installed on the small exterior balcony.

Material shortage has caused delays in the scheduling of this project.

(Contractor: AMAC – Estimate \$1,200.00)

5. Additional Concrete walkway tripping hazards were found across from Building # 2897.
Five Star has been contacted to complete the grinding and fill as needed to correct this issue.

(Work Scheduled)

Electrical panels were checked about 3 years ago according to Lynda Caputo. Evan reported they are checked every 5 years. They should be checked again in 2 years. Mr. West will calendar it.

LANDSCAPE REPORT

No report

COORDINATORS' REPORTS

Building (Evan Spinrod)

Mr. Spinrod stated that Mr. West covered everything in his report.

Landscape (Lynda Caputo and Ron Reece)

Mr. Reece reported that tree trimming has been done. Quality Tree did a great job. They have good prices and clean up the area once they are done.

Ms. Caputo reported that the one of the Mutual's irrigation controllers needs to be replaced this year. However, instead of replacing, ETWater will take over the total

maintenance for a monthly charge of \$150.00. The current controllers are on a 2G or 3G network. MOD is negotiating to be placed on a 4G or 5G network. No contract is available yet.

Ms. Pollon has suggested using bubblers for watering since they water individual plants. Mr. Reece reported that residents keep asking about grass. Terra Landscape has provided some responses for ways to manage during a drought. The irrigation system should be reprogrammed for less watering, but deeper watering when done. Convert lawns to drought-resistant gardens. Let lawns go because the turf will go dormant and will bounce back when the rain comes. Recycled water should be used. Mulching helps to retain water. Leaves and grass should be left in beds as this helps maintain moisture. The Mutual should consider thatching lawns. This is different from aerating. It pulls out dead grass, but looks unattractive. The Mutual will consider this and get more information. All juniper has been removed, except for one bed. Terra will remove it soon. There are MOD days later this month and the irrigation will be inspected.

Financial (Ron Reece)

Mr. Reece reported the June financials show a YTD balance of \$387,996 in the operating fund with expenses of \$304,779. The June operating fund has \$57,890 and the reserve fund has \$381,686. The June expenses were \$47,582 and were \$16,908 under budget.

Mr. Reece moved to certify the financials for March, April, and May. Mr. Spinrod seconded and the motion carried without dissent.

Mr. Spinrod added that the Mutual received \$4,906 for an insurance refund due to an excess in commissions.

Social (Roseanne Wright)

Ms. Wright reported that she wants to involve more input from residents. She would like to have a committee where each person can take over one function. Holiday luncheon will be a buffet. It is less expensive and Sunrise bistro does a great job with the food. She wanted some residents to help with the storage of items. Mr. Donner suggested she can store some item in the Mutual shed. Ms. Wright said it was \$3 per person for the hotdog party. Expenses were covered. Ron Reece thanked her for everything that she does.

New Resident Greeter (Al Fantegrossi)

Ms. Caputo reported there are 2 sets of new residents They met at her home. Ms. Caputo suggested that they still do a visit, but no need to hand out anymore paper. They get information from the GRF binder and on the website. The Board agreed. She will check on the information in the binder to see what the Mutual may still need to provide.

BOARD MEMBER REPORTS

No reports.

UNFINISHED BUSINESS

None

NEW BUSINESS

Insurance/Shared deductible – Mr. Spinrod explained there is a \$250,000 deductible for fire claims in Rossmoor. The Mutual is responsible for anything that is literally inside the walls of the unit. Appliances are the resident's responsibility.

The Mutual had had an event is responsible for the first \$10,000, then the cost is \$38.00 per door for each unit for each Mutual.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:38 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty