

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 8, 2020 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 8, 2020 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; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary. Rick West, Building Maintenance Manager was excused.

President Spinrod welcomed eleven residents in attendance.

APPROVAL OF MINUTES

Mr. Spinrod asked for any corrections to the minutes of the April 22, 2020 regular meeting of the Board of Directors. Hearing none, he declared them approved as written and reviewed.

RESIDENTS' FORUM

A resident asked for more information on painting. Mr. Spinrod reported they are taking care of dry rot and it will be about 2-3 weeks.

A resident asked how to dispose of an old flag. Ace Hardware will dispose of it.

A resident asked about having bins cleaned. The Board is waiting for pricing from Commercial Support.

Garbage trucks are leaving broken glass behind. Mr. Donner suggested that a call be placed to Mary Ann or Lisa Lankford. Republic will then be called. MOD will clean it so it is not left here.

BOARD MEMBERS' REPORTS

No reports.

MOD REPORT

Mr. Donner reported that MOD is a fully functioning office. Currently, there is no foot traffic allowed. Drop boxes have been installed. It will be a while before the offices are open. It may be that only appointments will be accepted until there is a vaccine for COVID-19

New buyer orientation meeting will be held in August via Zoom. The recycle center is open for everything as before. Residents may call Rapid Recycle for electronic disposal.

COORDINATORS' REPORTS

Building (Evan Spinrod)

Mr. Spinrod reported painting is going well, but they did find a lot of dry rot. Some parts had to be painted twice. Dry rot can be partially caused by sprinklers constantly spraying water on the buildings. Sometimes when new windows are installed the company replaces the same wood and leaves a tiny gap which can allow moisture in. There is some dry rot on balconies. SB326 calls for inspections. The contract from engineering company FWC, in the amount of \$16,770.00, has been signed. They will inspect the required areas.

Landscape (Lynda Caputo and Ron Reece)

Mr. Reece reported they are working on an estimate for tree work. They will be pruning 27 trees and removing a dead spruce tree between 2809 and 2825, a Monterey Pine at 2893 #1 and a Birch tree behind 2889 #2. Tree removals require permits. The plum trees will be pruned to get them off any buildings. Almost \$11,000 worth of tree work will be done. There are still funds remaining for other work. Plant replacement is delayed until the Fall season.

Financial (Ron Reece)

Mr. Reece reported he has no numbers for the second quarter. He will send a note out reminding residents that the assessment needs to be paid by the end of the year.

Mr. Spinrod moved to certify compliance with civil code #5500 for Feb., March, April, May, and June 2020. Mr. Fantegrossi seconded and the motion carried without dissent.

Social (Roseanne Wright)

No report.

New Resident Greeter (Al Fantegrossi)

Mr. Fantegrossi reported there he met with one new resident.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Spinrod reported that the reserve account currently exceeds the FDIC limits.

Ms. Caputo moved to approve moving \$100,000 from the reserve account to

an FDIC insured account to protect the Mutual's funds. Mr. Reece seconded and the motion carried without dissent.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:17 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Thirty