

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, OCTOBER 6, 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, October 6, 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	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 eight residents in attendance.

APPROVAL OF MINUTES

None to be approved.

RESIDENTS' FORUM

Mr. Spinrod reported that a resident spoke to him yesterday and advised him that the woodpeckers are back.

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. 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 \$13,681.91.  
Contract has been signed and GBG is scheduling to start project in October.  
Material is still on order included new stand off plates.

2. Gutter Cleaning – The mutual board hired Welcome Services to complete the gutters 2022.

Next Gutter Cleaning is scheduled for January 2022. Cost \$4,200.00.

3. MOD to complete the painting on 2809 #1 Balcony Dry Rot and Painting.  
Painting schedule to be completed in Mid-October.

### LANDSCAPE REPORT

No report

### COORDINATORS' REPORTS

#### Building (Evan Spinrod)

Mr. Spinrod discussed woodpeckers. Last time they sprayed the areas to try to keep them from banging on the windows. On Saklan Indian, they use some reflective material that scares off the woodpeckers. Mut 68 uses a "goo" that they put on anything that the woodpeckers might stand on. They don't like the feel off it on their feet. They also spray those trees that produce acorns, so they no longer produce them. This doesn't hurt the trees.

Mr. Donner reported that they are still finalizing MOD budget. It should be done by mid-month.

Mr. Spinrod reported that things are good. There was a balcony where a new resident moved in that was already rotted. MOD rebuilt the side of the balcony.

Mr. West reported that the carpenter foreman stated that the Mutual may want to consider replacing the trash enclosure gates. He will give them a good estimate. The Board asked Mr. West to get a proposal for the enclosure gates.

Mr. Spinrod reported that he received a call from a resident that said she could hear water when the A/C was on. He contacted Mr. West and it was taken care of.

The Mutual will do sealcoating and striping next year. It has been budgeted for already.

Mr. Reece spoke about a problem with the bins in enclosure D-7. Raccoons are able to open them. There was confusion on the correct bin size for the enclosure. Republic put a smaller one in, so the raccoons got into it. Ms. Caputo stated that other Mutuals have black bins that are for garbage. Mr. Reece will speak to Lisa Lankford about trying them.

#### Landscape (Lynda Caputo and Ron Reece)

Ms. Caputo reported they worked on tree maintenance. They trimmed Liquid Ambers behind carports – 2 and pruned the massive tree. MOD checked the irrigation system. MOD will be back at the end of the month and will work on the hill on Ptarmigan Drive. They will separate the bubblers from the sprayers. The Mutual wants to make sure no water is hitting the buildings.

Mr. Donner reported that the standard landscape plan is being worked on by Ms. Pollon. She is trying to keep Rossmoor looking the same with a unified look. There are

some financial challenges. Ms. Pollon wants to have a standard set of landscape policies for the Mutuals to accept.

Mr. Reece reported that the talked to terra landscape about not pruning as much as they do. They are trying to be more efficient with the money.

Ms. Caputo asked Terra Landscape not to blow the leaves out of planting areas. It is better for them to decompose. They act as great mulch for the plants.

#### Financial (Ron Reece)

Mr. Reece reported the August total revenue was \$64,396.00 This is up \$8,000 over last year. The YTD revenue is \$517,00. This is up about \$30,000 over last year.

The August operating fund ending balance was \$62,689. The August reserve fund ending balance was \$831,139. This is a total of \$443,828.

*Mr. Reece moved to certify the financials for June, July, and August. Ms. Hines seconded and the motion carried without dissent.*

#### Social (Roseanne Wright)

Ms. Wright asked Mr. Spinrod to ask the Board and attending residents about the holiday party and whether it should be held inside. No decision was made, but Mr. Spinrod will send an email to ask residents. The Board will consider subsidizing it, depending on the cost that Ms. Wright quotes them.

#### New Resident Greeter (Cheryl Hines)

Ms. Hines reported there are three vacancies.

### BOARD MEMBER REPORTS

No reports.

### UNFINISHED BUSINESS

None

### NEW BUSINESS

1. Fire Safety Risks Inside Homes: Mr. Spinrod reported that this is a program put on by CC Fire Dept. He emailed residents so they can call to schedule an inspection for free.
2. Evac Signs: If there is an evacuation ordered, these signs will direct residents and first responders to the appropriate location.

*Ms. Hines moved to authorize GRF to install Evac Signs on Mutual property.*

*Ms. Caputo seconded and the motion carried without dissent.*

### ADJOURNMENT

Having no further business, the meeting adjourned at 10:32 a.m.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Thirty