

WALNUT CREEK MUTUAL THIRTY-NINE

MEETING MINUTES OF THE BOARD TUESDAY, AUGUST 17, 2021, at 1:00PM ZOOM MEETING

Call to Order

Claire Wolfe called the meeting to order at 1:03 p.m.

Roll Call

Directors Present: Claire Wolfe, President
Al Guskin, Vice President
Mike Dwyer, Secretary
Jennifer Mu, Director at Large

Directors Absent

Bill Claussen, Treasurer

Also Present: Paul Donner, Mutual Operations Director; Clayton Clark, Building Maintenance Manager; and Lucy Limon, MOD Hub Coordinator.

Approval of Minutes

1. Special Meeting held on March 24, 2021
2. Organizational Meeting held on May 25, 2021

A motion was made to approve the aforementioned meeting minutes.

Moved, Seconded, Carried 4-0

Residents' Forum

A Resident's Forum was held for comments and questions from the membership. No comments were made.

Committee Reports

1. Landscape Committee: Jean Faszholz

Jean Faszholz gave the following report:

Warner has completed tree trimming with the Mutual. The pine tree has not been removed, but it will be soon. The owner maintained garden has not been finished yet, however, the garden has been approved by the Mutual.

2. Governing Documents Committee: John Rice

John Rice gave the following report:

- i) A new Rules and Regs document was uploaded on the M39 website on June 6, 2021, containing the updated Rules & Regs approved at the May 25th Board Meeting. It is stored under "Policies"

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- ii) We are waiting for a legal opinion on two revised Rules and Regs (Occupancy and Delinquencies) that needed updating due to our restated CC&Rs and the civil code.
- iii) Batch 4 of the updated Rules and Regs was emailed to members on August 4, 2021. The deadline for Review and Comment is September 2, 2021. No comments have been received to date.

Batch 4 – Draft Updated RRs sent out for Member comment.

RR#	Rules and Regulations	Reason for change
01.0	Introduction - Conformity w/Laws & Legal Docs	Incorporate 10.0
16.0	Fiscal Management	CC&Rs and §5500 + Appx
17.0	Reserve & Operating Funds, Authority to Spend	Simplify + §5510 + Appx
18.0	Policies, Enforcement of	Simplify - 1 fine rate + Appx
42.0	Carport, Garage Spaces	CC&Rs cleanup, simplify
43.0	Parking	CC&Rs cleanup
53.0	Balcony, Porches and Entry Walkways	combine 53, 54, old 55
55.0	Chairlifts	New RR (we reused #55)
91.0	Contractors - Worksite Rules	Simplify - refer to MOD rules
92.0	Work Orders, Contracts & Change Orders	Comply with 17.0

- iv) We continue to work on the remaining Rules & Regs. Hopefully, the next batch for review and comment will be the last (for now!).
 - a, We have identified some Rules & Regs that do not require change except for updated cross-references to CC&Rs and Civil Code. These do not require member review and comment as changes are technical.
 - b. The remaining Rules & Regs are being worked on now by the Committee.

3. Budget and Finance Committee: Bill Claussen

Karin McEligot (finance committee member) reported on the financial reports for April, May, and June 2021.

- a. A motion was made to certify that the Mutual is in compliance with Civil Code §5500 for review of the financial reports for April, May and June 2021.
Moved, Seconded, Carried 4-0
- b. A motion was made to transfer \$100K from the reserve checking account to a CD in the name of the reserve account.
Moved, Seconded, Carried 4-0

4. Communications Committee: Mike Dwyer

Mike Dwyer gave the following report:

The Communication committee has not met since June 2021. WCM39 website is now established but has not been formally approved by the Board. The committee is currently working on mailing list for WCM39 residents. In addition, the communications committee is currently working with the Board to create a Mutual newsletter.

5. Recycling Committee: Victoria Haket:

Victoria gave the following report:

Occasionally Republic leaves behind glass/debris that falls from their trucks. It was suggested that if there is debris that can be dangerous to residents, please call MOD at 925-988-7650. It was also reported that the compost bins have never been cleaned. The committee will investigate pricing and scheduling Nice Cans, a company that offers compost bin cleaning.

6. Building Maintenance/Alterations Committee: Jennifer Mu

Jennifer gave the following report:

There has been a change in committee members because the committee cannot surpass three (3) members. The members of this committee are John Rice, Claire Wolfe & Jennifer Mu.

Plans the Mutual had for various repairs have been delayed because of a shortage in materials and because contractor price has significantly gone up.

MOD carpenters have gone out to check on the dry rot and rehab work. There is currently a workorder open for exterior LED light replacement in Saklan Indian entries 1,3,4 & 5.

Repaving of the guest parking area across from 2654 SI will be happening soon, workorder has been processed and approved.

Mu reported that garage doors have been bumped into by delivery trucks. Replacing doors is currently not a priority.

Condensate drain lines should be located and cleaned to prevent costly repairs. Jennifer will work with Clayton to find a cost-effective way to address this issue.

Presidents Report

President Wolfe gave the following report:

Things continue to run smoothly in Mutual 39 as we deal with Covid and fires.

There had been concerns about new leasing provisions that HOA's are required to follow. This

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has been addressed with a new policy and we do not see this as a problem for Mutual 39 as we normally have very few rentals.

Water consumption continues to be a problem. Even as we cut back our usage, the rates go up. During this time of extreme drought, we are again being asked to cut use by 10%. Please do not wash your cars. If you have to run your water for a long time to get hot water in your shower, try collecting this water in a bucket and use it to water your plants. Little things add up and your help is appreciated. We will be watering grassy areas less so they will not be a lush green.

Mutual Presidents meet once a month and an important issue has been a new MOD contract presented to us a few months ago. I stepped forward to work with a smaller working group to address items we did not think are in our residents' best interests. This discussion is, hopefully, close to resolution and I will keep you updated next meeting.

We would like to encourage more residents to get involved in the mutual. We could especially use a person to write a quarterly newsletter.

Thanks to all who are serving on our different committees. It's a great way to meet people and make Mutual 39 the best place to live.

We will have a discussion of Solar as a separate topic today as this has been a hot topic in Rossmoor. Your input is welcome.

New Business:

1. Solar:

John Rice presented a slideshow for a solar initiative started by sustainable Rossmoor.

The Mutual is interested in solar but would prefer to table this for the time being.

Announcements

The next Board Meeting is scheduled for Tuesday, November 16, 2021, location to be determined.

Adjournment to Executive Session

President Wolfe adjourned the meeting at 2:32 p.m. and the Board moved into Executive Session.

Executive Session Summary

The Board met in Executive Session to discuss a homeowner discipline matter.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

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Lucy Limon

**Interim Assistant Secretary
Mutual 39**