

# WALNUT CREEK MUTUAL THIRTY-NINE

## REGULAR MEETING MINUTES OF THE BOARD TUESDAY, FEBRUARY 15<sup>th</sup>, 2022, at 1:00PM ZOOM MEETING

### **Call to Order**

Claire Wolfe called the meeting to order at 1:04 p.m.

### **Roll Call**

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

**Also Present:** Paul Donner, Mutual Operations Director; Clayton Clark, Building Maintenance Manager; Joel Lesser, Chief Financial Officer and Lucy Limon, MOD Hub Coordinator.

### **Approval of Minutes**

1. Regular Meeting held on November 16, 2021
2. Special Meeting held on December 27, 2021

A motion was made to approve the aforementioned meeting minutes.

**Moved, Seconded, Carried 5-0**

### **Residents' Forum**

A Resident's Forum was held for comments and questions from the membership. Comments included a dead tree at the

### **Committee Reports**

- 1. Landscape Committee: Jean Faszholz**  
Jean Faszholz gave the following report:

As reported earlier, the Landscape Committee has prepared an extensive list of small rehabs for all of M39. Mostly front yards. We have identified the rehabs that will be assigned first and will notify those owners. Work orders will be prepared so that the work can begin early in our new fiscal year.

- 2. Governing Documents Committee: John Rice**  
John Rice briefly reported on new statute and senate bill changes that will affect all HOA's in California.

- 3. Budget and Finance Committee: Bill Claussen**  
Bill Claussen reported on the financial reports through December 31<sup>st</sup>, 2021.

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Operating: \$141,000 (approximately)  
Reserves: \$951,000 (approximately)

Insurance for 2022 has gone up 47% throughout California, Rossmoor has been affected. The money that was borrowed from reserves to pay for rehabs has been paid off. Mutual 39 is in good financial shape.

- a. A motion was made to certify that the Mutual is in compliance with Civil Code §5500 for review of the financial reports for December 31<sup>st</sup>, 2021.

**Moved, Seconded, Carried 5-0**

**4. Communications Committee: Mike Dwyer**

No report was given.

**5. Recycling Committee: Victoria Haket:**

No report was given.

**6. Building Maintenance/Alterations Committee: Jennifer Mu**

Jennifer gave the following report:

1. We've been mostly working on emergency repairs these past few months. There was a water main break in Entry 1, a hot water leak under the concrete slab of a unit in Entry 12, and a slope erosion that send water and mud onto a guest parking area, also in Entry 12.

Our buildings are almost 50 years old, so is the infrastructure. The hot water leak in Entry 12 is the second time it occurred at the same address in two and half years, and it costs close to \$10,000 to repair it. These are not budgeted expenses and they all come out of the reserves. This is something we need to keep in mind when we work on the new budget. We need to think about building up our reserve fund.

2. We will continue to replace our outside lights with LED lights in the next fiscal year. We l've done Entries 1-5 and 7A, and will do Entries 7(SI), 8 (TC) and 9 (SI) in the next phase.

3. There is some unfinished painting business for Entry 4 building rehab. We were told it' d be completed in March. Clayton has proposed next year's rehab budget for Entries 5 and 7A (TC), 3 buildings in total. We may or may not be able to do all three, depending on the budget.

**Presidents Report**

President Wolfe gave the following report:

Rossmoor continues to be a relatively safe place during this pandemic. Unfortunately, this has meant closing GRF facilities for months at a time. While we may accept the closings

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intellectually, it's still hard on our emotional wellbeing, especially since most of us are vaccinated and boosted and thought we were "good to go". My thanks to each resident who has hung in there through this roller coaster. Hats off to all who are looking in on a neighbor, have had safe outdoor gatherings, and wear a mask in appropriate places.

Three directors are at the end of their term: Mike Dwyer, Al Guskin and me. Both Mike and I will be running for re-election. Thanks to Al for helping Mutual 39 disengage from Mutual 3 and then serving as a founding director. Karen McEligot has indicated that she will run for this open seat. If anyone else is interested in becoming a director, feel free to contact me. There are 4 board meetings a year, plus ongoing activities. This is your way to have a role in shaping our Mutual, so please don't be shy!

Residents have expressed concerns about evacuation of Rossmoor in case of a fire or other catastrophe. On each driveway entrance, there is now a brightly colored sign that indicates your evacuation group. Only the city of Walnut Creek can issue an evacuation order. NOT the GRF or the Mutual. Realistically, it would be a very unusual circumstance to call for an evacuation of all of Rossmoor. Know what zone you are in and be registered with Nixle to receive alerts on such activity. You can register for Nixle online at Rossmoor.com. Since the roads around Rossmoor are two lanes, exiting Rossmoor completely would be very challenging. It's more likely you will be directed to the golf course or one of our GRF buildings. That's why it's important to have a "to go bag" with some essential things to get through a day or two. It's important that in an emergency we help each other. We can't count on outside help to get to us ASAP.

I want to say thank you to Lucy Limon who stepped in to be the Board Services Administrator. Lucy is doing an excellent job and it really helps our Mutual to have her in place.

Our next meeting in May will be our Annual Meeting. We will do a review of the past year's activities and the budget for fiscal year 2022. Hopefully by then we can be in person.

One of my personal goals for this year is to get more people involved in the running of our Mutual. We have so many talented residents who could really make an impact. The time commitment is about 2-3 hours a week and the rewards are significant. Think about which committee best reflects your talents and interest. Give me or any board member a call!

### **New Business:**

1. AB502 – Election by Acclamation: John Rice reported on this bill regarding the 2022 election. John and Lucy will work together on this to meet all the required deadlines.
2. 2022 Coupon: Mutual Operations Director Paul Donner presented the proposed 2022 Budget for the total basic assessment and provided the reasoning and method of operation used to draft the budget. A motion was made to approve the 2022 Budget as presented with a \$100 (10.3%) increase to the monthly coupon. Beginning on April 1, 2022, the monthly coupon will change from \$970 to \$1,070.

**Moved, Seconded, Carried 5-0**

### **Announcements**

The Annual and Organizational meetings will be held on Wednesday, May 25, 2022, at 1pm, in

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the Club Room at Creekside or viz zoom, this is to be determined.

### **Adjournment to Executive Session**

President Wolfe adjourned the meeting at 2:19 p.m. and the Board moved into Executive Session.

### **Executive Session Summary**

No meeting was held.

### **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.

Lucy Limon

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**Assistant Secretary**  
**Mutual 39**