

WALNUT CREEK MUTUAL THIRTY-NINE

REGULAR MEETING MINUTES OF THE BOARD TUESDAY, NOVEMBER 16, 2021, at 1:00PM ZOOM MEETING

Call to Order

Claire Wolfe called the meeting to order at 1:01 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; Rebecca Pollon, Landscape Manager and Lucy Limon, MOD Hub Coordinator.

Approval of Minutes

1. Regular Meeting held on August 17, 2021
2. Executive Meeting held on September held on September 17, 2021
3. Special Meeting held on October 14, 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:

The 2021 landscape budget does not allow for more upgrades.

The Board made a motion to appoint Pam Dietchman to the landscape committee.

Moved, Seconded, Carried 4-0

2. Governing Documents Committee: John Rice

John Rice gave the following report (see attachment at the end):

Updates to the R&R's batch 4 & 5 were approved and no comments from residents were received. This completes the review and updates to the R&R's. Further updates at

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discretion of the Board and/or legislation.

3. **Budget and Finance Committee: Bill Claussen**

Karin McEligot (finance committee member) reported on the financial reports through October 31st, 2021.

Operating: \$51, 842
Reserves: \$35, 985

The board briefly discussed obtaining a loan for fire insurance. More information to come at the next Board meeting.

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

No motion was made

4. **Communications Committee: Mike Dwyer**

Mike Dwyer gave the following report:

There has been a ton of discussion surrounding the placement of the new Pickle Ball facilities. Most of it negative. So here are the facts that I was able to determine:

The idea for the park next to the Dollar house is dead for multiple reasons

The remaining spots under Consideration are: Converting two of the Buckeye Tennis courts to 6 Pickle Ball courts

Redeveloping the current Creekside Pickle Ball Courts. This idea comes with a huge price tag and likely continued deterioration of the creek bed over a period of time which would likely cause Rossmoor to have to redo the work in 8 to 10 years. The current price tag is estimated at \$2 Million.

Converting one of the Lawn bowling fields to Pickle Ball facility to six or seven Pickle Ball Courts.

Lastly a newcomer of the soccer field just outside the gates. It is a flat spot for Pickle Ball courts but would have to be shared with Walnut Creek residents, even though Walnut Creek would not contribute to the cost of construction or management.

I had a conversation with Tom O'Keefe about what if any location is currently favored by the Board. His response was that all locations are having feasibility studies and once they are all received then the Board will meet to decide the best overall solution to this long running issue.

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

No report was given.

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6. Building Maintenance/Alterations Committee: Jennifer Mu

Jennifer gave the following report:

1. Entry 4 building rehab is halfway done, and if weather permits all work will complete before Christmas. We have serious dry rot issues, and repair is costly. There is one thing we can do to minimize dry rot damage: making sure that there is at least a 2" clearance between the bottom of the siding and the ground. We should ask the landscaping crew when they do the cleaning each month to blow the debris away from the building and make sure there is a clearance between the siding and the ground.
2. The first phase of LED outside lights has been completed. Residents in Entries 1 through 5 and 7A should see brighter lighting at night. The new light fixture will save not only our electricity cost but also maintenance cost.
3. We've received estimates from All Bay to take care of the condensate line problems. They will locate the drain lines, flush them, and install a valve box, at a cost of \$130 per unit. Terra Landscaping charged Third Mutual \$225 for installing a valve box only.

Workers will need access to our utility room to flush the drain lines. It's going to be difficult to coordinate this work. Clayton wants to start with Entry 12 as a test to see how it works out. Residents will receive an advanced notice of the date the workers are scheduled to work in their building, and need to make sure someone is home to let them in.

As a reminder, when residents have their A/C system or water heater replaced, the condensate line must be flushed at the time of installation to ensure no backups

Presidents Report

President Wolfe gave the following report:

Mutual 39 to start their budgeting process in January. There is an expected 39% increase in insurance because of the fires. More information to come.

Claire thanked MOD staff for their help during the heavy rain. Residents were reminded to not charge their golf carts in carports as this could start a fire.

Happy Thanksgiving to all.

New Business:

1. Discussion/Approval of Standardized Mutual Landscape Policy
This topic was tabled until the next meeting.

Announcements

The next Board Meeting is scheduled for Tuesday, February 15, 2022, at 1pm, via zoom.

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Adjournment to Executive Session

President Wolfe adjourned the meeting at 1:53 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

**Assistant Secretary
Mutual 39**