

# WALNUT CREEK MUTUAL THIRTY-NINE

MEETING MINUTES OF THE BOARD  
TUESDAY, NOVEMBER 19, 2019 at 1:00PM  
BOARD ROOM - GATEWAY  
1001 GOLDEN RAIN ROAD, WALNUT CREEK, CA 94595

## **Call to Order**

Claire Wolfe called the meeting to order at 1:00 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, Administrative Assistant.

## **Residents' Forum**

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

## **Approval of Minutes**

- 1. Regular Meeting held on August 20, 2019**
- 2. Budget Meeting held on October 31, 2019**

A motion was made to approve the minutes of the regular meeting held on May 21, 2019 as presented.

**Moved, Seconded, Carried 4-0**

## **Presidents Report**

President Wolfe gave the following report:

Thanks to all who helped with the budget process. Rick Chakoff, CFO for the Golden Rain Foundation (GRF) has offered to hold a session for our Board members, finance committee members, and any interested residents on reading our monthly financials. This will be December 12 at 10 am. More details to follow.

The Emergency Plan for Rossmoor is being prepared by a consulting company with extensive expertise in this matter. A preliminary plan was presented to the GRF at a special meeting. Dennis Bell, head of security for GRF, is working on this and it is a work in progress and a draft of the plan is available on Rossmoor.com. I strongly urge residents to read this plan and get involved. Mutual 39 is looking for leaders for each entry for Emergency Preparedness. If you wish to participate, please let one of the Directors know. It will not take more than 2 hours a week and is vitally important.

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I personally want to thank everyone who helped me so very much with all your kindness while I was displaced during the rebuild of my unit. I moved home October 21 and it was a joyful day indeed! There are many months ahead for us to get Jean Faszholz back into her unit, target date or early January. People are confounded as to why all this takes so long and I want to assure you that I have been very closely involved in the process and the challenge is managing FOUR insurance companies. I have no quick solutions. I do urge all residents to check their homeowner's policy to be sure that you have enough coverage to be out of your home for 2 years at the insurance companies' expense.

I also want to thank all the residents of the Mutual who are so generously giving of their time to be on our different committees. The Mutual is only successful with many residents helping. If we all take a turn, the burden is much less and I can assure you, the rewards are great! Finally, I want to note the passing of Bob Hanson's lovely and gracious wife, Lyda Dicus. I got to know Bob and Lyda while we were working on the disengagement process and their support and help was key to our success. Bob, we are thinking of you and your family and give you our sincere condolences.

Respectfully submitted,  
Claire Wolfe

## **Committee Reports**

### **1. Landscape Committee: Jean Faszholz**

Jean Faszholz reported the following: Mutual 39 has decided to continue with the organic landscape option offered by Terra, this decision has the full support of Rebecca Pollon, Landscape Manager. The Landscape Committee is primarily working on the areas that need the most work.

### **2. Governing Documents Committee: John Rice**

John Rice thanked all of the members of the committee and gave a welcome to Denise Mauldin. He reported that the committee finished the review of the CC&R's. The next step is to submit the revisions to the lawyer. A brief summary of the new SB 323 was given. John suggested to the Board to have the CC&R's complete by January 2020 and the Bylaws in February 2020.

- a. The Board made a motion to extend the directorship of Jennifer Mu and Bill Clausen until the annual meeting in May, so that the CC&R's and Bylaws can be completed.

**Moved, Seconded, Carried 4-0**

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

No report was given.

- a. A motion was made to certify that the Mutual is in compliance with Civil Code 5500 for review of the financial reports of September 2019 and October 2019.

**Moved, Seconded, Carried 4-0**

- b. A motion was made to appoint Kevin O'Byrne to the Finance Committee.

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## Moved, Seconded, Carried 4-0

### 4. Communications Committee: Mike Dwyer

Mike Dwyer reported that the committee is still experiencing problems contacting the membership. Dwyer encourage members to email the Mutual for any concerns. Dwyer stated that he would survey the Mutual for owner emails.

### 5. Recycling Committee: Judith Schumacher-Jennings:

Judith Schumacher-Jennings reported the following: The committee met with Tess Haskett at MOD and received the invoices from Republic Services. The invoices are still being mixed up with those of Third Mutual which a causing overcharge. Jennifer Mu is currently looking through those invoices. Judith stated that she is still looking to find a better system for right sizing.

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

Jennifer referred to the following staff report by Clayton Clark:

#### 1. **Fire Reconstruction of 2608 Saklan Indian**

- a) Unit #4 completed by AMAC and resident has moved in.
- b) Unit #5 construction is underway by Oak Park Construction.
- c) Unit #6 is 80% design completed by Architectural Networks. On hold due to funding deficit.
- d) Security fencing bid obtained waiting on funding.

2. Shower leak at 880 TCal has provided insight on how to handle plumbing issues and CC&R description.
3. Gutter guard price obtained for 2616 Saklan to avoid addition gutter cleanings in the future as a trial installation.
4. EBMUD is draining their tank, as evidenced by all the water issuing in the drain at the end of Entry 12 Saklan Indian. Expected to take 3 weeks or more to drain the reservoir tank above MOD.

Jennifer also reported that in February the committee will meet to see how the Mutual collects Third Party Billing. She also stated that the Mutual will review a policy to allow hard surfaced flooring upstairs.

### New Business:

1. **Trash enclosure for Entry #7A:** The Board discussed that this dumpster is the recipient of contactor waste as well as residents whom are not part of Mutual 39. The Board talked about what options they had to stop this from continuing.

The Board made a motion to approve a lock on the trash enclosure. A report on how this measure has worked is to be presented at the next Board meeting in February.

## Moved, Seconded, Carried 4-0

2. **Discussion on Organic Waste:** This topic was discussed in the Landscape Committee report section of the meeting.

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### **Announcements**

The next Meeting will be held on Tuesday, February 25, 2020 at 1:00pm in the Board Room at Gateway.

### **Adjournment**

President Wolfe adjourned the meeting at 2:12 pm.

### **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.

Respectfully Submitted,

*Lucy Limon*

Administrative Assistant