



Walnut Creek Mutual No. Thirty-Nine

REGULAR MEETING MINUTES OF THE BOARD
TUESDAY, FEBRUARY 18, 2025, at 1:00PM
BOARD ROOM – GATEWAY
1001 GOLDEN RAIN RD – WALNUT CREEK, CA 94595

Call to Order

President Haket called the meeting to order at 1:00 p.m.

Roll Call

Directors Present: Victoria Haket – President
Bill Claussen – Vice President
Karen McEligot - Treasurer
Jennifer Mu – Secretary

Directors Absent: Terry Gordon – Director at Large

MOD Staff:

Jeroen Wright, Director of Mutual Operations
Bud Baxter, Financial Analyst
Clayton Clark, Sr. Building Maintenance Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

- Board Meeting Minutes of November 19, 2024
- Special Board Meeting Minutes of February 12, 2025

Karen McEligot made a motion, seconded by Bill Claussen, to approve the Board Meeting Minutes of November 19, 2024.

Moved, Seconded, Carried 4-0

Jennifer Mu made a motion, seconded by Karen McEligot, to approve the Special Meeting Minutes of February 12, 2025.

Moved, Seconded, Carried 4-0

Residents' Forum

A Resident's Forum was held for comments and questions from the membership. Comments included meeting minutes and M39 governing documents.

Committee Reports

Landscape Committee: Ron Goldberg for Olga Gordon

During our Mutual 39 Fall MOD days the plan to revamp the area behind 2666 Saklan Indian Dr entry 12 was completed. The poorly performing lawn was removed, a DG pathway was installed, and drought tolerant shrubs were planted. Mulch and nova cobble were added where necessary. In addition, a shaded sitting area was created. I'm happy to say that it turned out really well.

Walnut Creek Mutual No. Thirty-Nine

Earlier this month Terra Landscape did some work at Entry 12, 2646 Saklan Indian Drive #4. The residents moved there about a year ago and have waited patiently for missing shrubs to be planted. In addition, the area was cleared, and flax and other unwanted and volunteer shrubs were removed. The existing decomposed granite pathway was refreshed making it much easier to navigate the area. We will also be replacing missing shrubs at 2642 #2.

Our Spring MOD days are planned for 3/3 to 3/12. In the fall of 2024 large amounts of juniper were removed from the hillside between E7 and E9 Saklan Indian Drive. In addition the hillside at E3 and E4 was cleared. Jean Faszholz and Ron Goldberg with Eddy Ibarra to discuss planting the slope. Eddie and John T have come up with a plan for planting the hillside between E7 and E9 and planting will start on 3/3. In addition we will be planting Oleanders at the top of the slope at E4.

I would like to thank Jean Faszholz and Ron Goldberg for all they have done to help.

In addition, I would like to thank the other members of our dedicated landscape committee for their involvement.

Please remember when you are out and about and notice a situation of concern, a workorder can be requested by any resident. Requests can also be emailed to workorder@rossmoor.com. For Building, Landscape, and Pest Control the number to call is 925-7650.

Ron Goldberg added a shout out to Karen McEligot for taking time to sort out the current balance of the Landscape Committee budget. This allowed us to completely utilize the resources provided within the fiscal year ending March 31. We finished strong.

Governing Documents Committee: John Rice

See report at the end of minutes.

Jennifer Mu made a motion, Victoria Haket seconded to approve the changes to Rules and Regulation 22.0 as required by law and to approve and distribute the changes to Rules and Regulations 64.0 for the required member comment period.

Moved, Seconded, Carried 4-0

Budget and Finance – Karen McEligot

Karen McEligot provided the following report:

We have completed the first nine months of this fiscal year as of the end of December 2024. Our December combined operating and reserve cash and investments are at \$1,708,000. Our expenses are under budget for this period by \$29,000. Our large insurance payment that was due in January is not included in these cash balances. It appears that M39 had sufficient operating cash to cover this large payment. We did not have to borrow from reserve cash to pay this bill.

Walnut Creek Mutual No. Thirty-Nine

I would like to make a motion to accept the financial statements for the months of October, November and December 2024 as submitted.

Karen McEligot made a motion, seconded by Bill Claussen to certify compliance with civil code 5500 for the October, November, and December 2024 financials.

Moved, Seconded, Carried 4-0

Communications Committee: Jennifer Mu

Jennifer Mu reported that the upcoming Mutual 39 newsletter will highlight landscaping achievements, as requested by the Landscaping Committee.

Recycling Committee: Victoria Haket

No report.

Building Maintenance/Alterations: Jennifer Mu

Jennifer Mu submitted the following report:

We've encountered challenges in keeping the building rehab on schedule for the current fiscal year primarily due to weather delays and MOD carpenter shortage.

In response to these issues, we are exploring the option of outsourcing the carpentry's work. MOD has received one bid, which is \$3,000 higher than MOD's own cost, and we are waiting for another bid for comparison.

Looking ahead, it would be prudent for the Mutual to consider using an outside contractor (if MOD is not available to provide the service) to ensure timely progress on building rehab during the dry season.

Social Committee: Victoria Haket

President Haket reported that the Social Committee needs a chair. Please contact her if you have any questions or are interested. She also noted that the first social event will be on Sunday, April 27 from 4pm-6pm in entry 1 of Saklan Indian.

Presidents Report

President Haket gave the following report:

In light of the recent fires in Southern California, we want to ensure that our residents and their families are prepared in the event of an evacuation in Rossmoor. With nearly 10,000 residents in our community, it is crucial to have a clear understanding of the evacuation process, especially for those with mobility challenges who may require assistance.

Rossmoor has an established evacuation plan, but please be aware that if an evacuation is ordered, the front gates will be used as an exit only—no one will be allowed to enter. We encourage you to plan accordingly to support your loved ones.

For more information, we highly recommend watching the latest Firewise Town Hall meeting.

Walnut Creek Mutual No. Thirty-Nine

Additionally, you may subscribe to the Rossmoor News, which provides periodic updates on safety protocols and emergency preparedness.

If you have any questions or concerns, please feel free to reach out. Thank you for helping us keep our community safe.

Jeroen Wright, Mutual Operations Director, provided clarification on the distinction between an **evacuation warning** and an **evacuation mandate**, ensuring residents understand the appropriate responses to each situation

Old Business:

New Business:

a. 2025-2026 Budget Presentation:

Mutual Operations Director Jeroen Wright presented the proposed 2025-2026 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 2025-2026 budget as presented with a \$27 (2.1%) increase to the monthly coupon. Beginning on April 1st, 2025, the monthly coupon will change from \$1,1308 to \$1,335.

Moved, Seconded, Carried 4-0

b. 2025 Shared Deductible Agreement:

Karen McEligot made a motion, Victoria Haket seconded to approve the 2025 Shared Deductible Agreement.

Moved, Seconded, Carried 4-0

c. 2025 Director Election:

See report at the end of minutes.

Karen McEligot made a motion, Victoria Haket seconded to appoint Bill Broxham as the Inspector of Elections.

Moved, Seconded, Carried 4-0

MOD Staff Reports

a. Directors Report – Jeroen Wright

Jeroen Wright, Director of Mutual Operations, reported that the Management Contract Committee has been diligently working on the agreement over the past several months. The boilerplate contract is now near completion and will be presented at the upcoming Presidents Forum Meeting this month. The next step for the committee will be finalizing the appendices.



Walnut Creek Mutual No. Thirty-Nine

Mr. Wright also shared that he and his team attended the 2025 CACM Legal Seminar earlier this month. Key topics included electronic voting and the Corporate Transparency Act. Additionally, he highlighted SB900, a new law requiring that if there is a disruption in utilities, the HOA must commence replacements within 14 days.

b. CFO Report – Todd Arterburn: No report.

Announcements

The next Board Meeting is scheduled for Tuesday, May 27, 2025, at 1pm, in the Club Room at Creekside. This will be the Annual Meeting of the Members.

Adjournment

President Haket adjourned the meeting at 2:33 p.m.

Executive Session Summary:

The Board met in Executive Session from 2:33 p.m. to 3:06 p.m. The following topics were discussed:

1. Member Matters: Delinquent Account
2. GRF Management Agreement

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