

# NOTICE

## AGENDA

**FOURTH WALNUT CREEK MUTUAL  
Board of Directors Meeting  
Tuesday, January 16, 2024, at 1:30 p.m.  
In the Board Room/Gateway  
In Person & Zoom**

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/83376237330> Meeting ID: 833 7623 7330 in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, dial 669-900-6833 on your phone and enter Meeting ID: 833 7623 7330 at the prompt. Or go to the [4wcm.com](http://4wcm.com) website "Meetings."

\*\*\*For technical support to join a meeting, contact I.T. at 925.988.7627\*\*\*  
[support@rossmoor.com](mailto:support@rossmoor.com)

**Call to Order** – Janet Seldon

**Roll Call** – Directors - Seldon, Thompson, Sivasubramanian, Spires, Amans

**Members' Forum** – Janet Seldon

**(Please note time limit of 3 minutes per resident.)**

**Minutes:** December 29, 2023, Special Tabulation Meeting  
November 20, 2023, Board of Directors Meeting  
November 20, 2023, Executive Session

**President's Report** – Janet Seldon

**Treasurer's Report** - Sivasubramanian

**Management Report** - Jeroen Wright

- **Landscape Manager** – John Tawaststjerna - MOD
- **Building Maintenance Report** – Rick West

**INFORMATION ITEMS: Work scheduled in progress or completed.**

1. 1933 Tree Damage to Entry Overhang. Contractor: AMAC
  - 1) Set Up Scaffolding. Set up Plastic Protection on Stairs – Handrails Etc.
  - 2) AMAC to pull back roof sheathing as needed to remove damaged portion of structural framing and blocking.
  - 3) Per engineer’s drawings repair trusses framing and roof sheathing.
  - 4) Supply and install new structural metals as needed.
  - 5) Supply and install new rough cut sawn siding as needed.
  - 6) Supply and install new trims
  - 7) Prime all six sides paint canopy to match.
- 8) -Install Rossmoor provided light fixture. Roof Repairs by others. \$19,750.00.

**Project is currently in progress.**

1. SB326 - Structural Engineers inspection of raised mutual components –  
The Board has elected to complete this project in 4 Phases over 4 years starting in 2021 -  
and completing the inspections in 2024. Total Inspection contract Cost \$78,071.00.  
Contractor: FWC - Destructive testing and put back will be completed by others.  
Contractor: Alp Construction was awarded phase I repairs.  
**(Work is in Progress Estimated Cost \$65,506.00).**
2. Roofing Project – 2109 Skycrest – DuraLast, Tile to Comp. Gutter & Downspouts.  
Contractor: Fiala Roofing. **Project scheduled for Early 2024.**  
Rain Leak repairs and Balcony repair work are also included in this project.  
**Cost \$142,459.00**
3. Dry Rot and Touch Painting Project Contractor: MOD was awarded this project.  
Skycrest / Pine Knoll / Tice Creek will be completed for an additional cost of \$50,000.00.  
**(The final phases will be completed in 2024).**
4. Gutter and Downspout Cleaning. Contractor: Outdoor Keepers.  
**(Scheduled for February 2024 Cost \$14,175.00)**

#### **Committee Reports**

- **Governing Documents** - Kathleen Bridgeman
- **Firewise Committee** - Ward Thompson
- **Trash Committee** - Deb Hachen
- **Communications Committee** - Carl Brown
  - **EV Committee**
    - **Golf Cart / EV Power Purchase Agreement**
    - **Approval to Continue Exploring of Shared EV Infrastructure**
- **Alterations Committee** - Linda Brown

#### **Officers' Reports**

**President** - Janet Seldon  
**Vice President** - Ward Thompson  
**Treasurer** - Rajasundaram Sivasubramanian (Siva)  
**Secretary** - Jeff Spires

**New Business**

1. Results of CC&R's and Bylaws Vote on December 29, 2023
2. Shared Deductible Insurance Agreement Approval
3. Approve 2023 Audit Engagement Letter
4. Ratify Approval of Paid Invoices
  - a. California Quality Printing's Invoice for \$6,196.45 for the mailing the CC&R/Bylaw Amendment

**Next meeting:** Tuesday, February 20, 2024, at 1:30 p.m. in the Board Room

**Adjourn**

An Executive Session will follow regarding a legal matter.