

NOTICE

AGENDA

**FOURTH WALNUT CREEK MUTUAL
Board of Directors Meeting
September 28, 2023 at 9:30 a.m.
In the Fairway Room A&B at Creekside
In Person & Zoom**

Due to concerns regarding the Covid variants, flu and colds, this meeting will be held via Zoom and in Person at the Fairway Room A&B at Creekside.

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/82658638943> **Meeting ID: 826 5863 8943** 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: 826 5863 8943** at the prompt. Or go to the 4wcm.com website "Meetings."

For technical support to join a meeting, contact I.T. at 925.988.7627
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:
August 3, 2023, Twenty-Third Annual Members Meeting
August 3, 2023, Twenty-Third Organizational Meeting
August 7, 2023, Executive Session Minutes
August 23, 2023, Special Board Meeting

President's Report – Janet Seldon

Treasurer's Report - Sivasubramanian

Management Report – Jeron Wright

- **Landscape Manager** – John Tawaststjerna - MOD

- **Building Maintenance** – Rick West, Sr. Building Manager, MOD

INFORMATION ITEMS: Work Scheduled in Progress or Completed

1. Termite Repair work Phase I including 8 Buildings in Entry 2.
1265 / 1285 / 3800 / 1297 / 1269 / 1289 / 1281 / 1261
Contractor: GBG \$163,779.00 (Scheduled for Early Oct. Start Date).
2. Termite Repair work for Phase II Including 10 Buildings in Entry 3 & 4.
3330 / 3288 / 3206 / 3352 / 3316 / 3230 / 3258 / 3244 / 3270 / 3322
Contractor: GBG Estimate \$54,390.00 (Scheduled for Early Oct. Start Date).
3. Entry 3 & 4 Balcony Repairs - Contractor: GBG Estimate \$26,831.00
(Scheduled for Early Oct. Start Date).
4. Entry 3 Carpentry Allowance - Contractor: MOD Estimate \$80,000.00 (Scheduled).
5. Phase II Entry 3 & 4 Painting - Contractor: GBG Estimate \$209,346.00
(Scheduled for Early Oct. Start Date).
6. Buildings 3773 TG and 3800 TG DuroLast Membrane Roofing - Contractor: Fiala Roofing
Estimate
\$69,581.00. (Scheduled).
7. Gutter Cleaning Bids presented to the Board for Consideration - Contractor: Welcome
Building Maintenance Estimate for Roof and carports \$19,150.00. Waiting for
proposals from Perfect Painting and Five Star.
8. 3852 TG 2B Deck repair and recoating Contractor: GBG Estimate \$22,916.00
(Scheduled).
9. SB326 - Structural Engineers inspection of elevated mutual components –
Contractor: FWC - The project will be completed in 4 phases over 4 years.
Phase I & Phase II Inspections were completed in 2021 & 2022.
Phase III Inspections are scheduled to be completed in 2023. (Scheduled for October).
Phase I & II Engineering Reports were Received.
Total Project Cost \$121,989.00.
10. E2 / E3 / E8 Bollard Light Replacement- Contractor: Sang Electric.
Pending Estimated Cost.
11. 3425 TG– Wood Railing Replacement – MOD - Estimate \$27,568.00.
In Progress

Committee Reports

- **Architectural Committee** – Open
- **Communications Committee**- Carl Brown
- **Policy and CC&R Committee**- Kathleen Bridgman, Chair
- **EV Committee** – Carl Brown, Chair
- **Technology & Preventative Maintenance Committee** – Carl Brown, Chair

Officers' Reports

President - Janet Seldon

Vice President – Ward Thompson

Treasurer - Rajasundaram Sivasubramanian (Siva)

Secretary – Jeff Spires

New Business

1. Authorization for Sang Electric to proceed with labeling of electric panel circuits for carports. Need this for EV committee.
2. Discussion of Attic Fire Breaks
3. Ratify Engineers Proposal - 2109 Skycrest Dr. #3 - FWC
4. Assign Committee Chairs:
 - Government Documents – Kathleen Bridgeman
 - Firewise Committee – Ward Thompson
 - Trash – Deb Hachen
 - Communications Committee – Carl Brown
 - Alterations – Linda Brown

Next meeting: Regular Board Meeting – Monday, October 18, 2023, at 1:30 p.m. in the Board Room

Motion to Adjourn

An Executive Session will follow regarding Member Matters.