

NOTICE

AGENDA

**FOURTH WALNUT CREEK MUTUAL
Board of Directors Meeting
November 20, 2023. at 1:30 p.m.
In the Board Room/Gateway
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 Board Room at Gateway.

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/83518669447> **Meeting ID: 835 1866 9447** 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: 835 1866 9447** 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: October 25, 2023, 2024 Special Board Meeting
 October 16, 2023, Board of Directors 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,
INFORMATION ITEMS: Work scheduled in progress or completed.
 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 Sky Crest – DuraLast, Tile to Comp. Gutter & Downspouts.**
Contractor: Fiala Roofing. Project scheduled for 2023.
Rain Leak repairs and Balcony repair work are also included in this project.
 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).

Committee Reports

- **Governing Documents** – Kathleen Bridgeman
- **Firewise Committee** – Ward Thompson
- **Trash Committee** – Deb Hachen
- **Communications Committee**- Carl Brown
- **Alterations Committee** – Linda Brown

Officers' Reports

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

New Business

1. CC&Rs and Bylaws Vote!
2. Change Order Contract for Repairs to Entry 14 Due to Fallen Tree
3. EV Charging Policy Discussion

Next meeting: Special Tabulation Meeting - Monday, December 15, 2023, at 9:00 a.m. in the Board Room

Motion to Adjourn

An Executive Session will follow regarding the review of delinquent accounts.