

MINUTES
FOURTH WALNUT CREEK MUTUAL
MONDAY, JANUARY 18, 2021 AT 1:30 P.M.
ZOOM MEETING

President Swisher called to order a regular meeting of the Board of Directors of Fourth Walnut Creek Mutual at 1:30 p.m. on Monday, January 18, 2021 via ZOOM.

ROLL CALL: PRESENT: Vicki Swisher President
 Linda Brown, Vice President
 Carolee Perrich Treasurer
 Pamela Ovalle Secretary
 Sheldon Schwartz Director

ABSENT: None

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance; Manager Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Ms. Swisher welcomed 6 residents in attendance.

APPROVAL OF CONSENT CALENDAR

Mr. Schwartz moved to approve the consent calendar with the minutes listed as follows:

Minutes: November 16, 2020: Regular Board Meeting
 December 2 and December 17, 2020: Special Meeting
 November 12, 2020: Executive Session
 November 16, 2020: Executive Session
 November 18, 2020 Executive Session
 December 16, 2020 Executive Session

Ms. Brown seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident thanked Ms. Swisher for all of her work on behalf of Entry 10.
Resident reported a plugged downspout. Ms. Swisher to put in a work order.

MANAGEMENT REPORT

Ms. Paone reported that she has sent dates to Hughes-Gill to arrange for the legal seminar that they host. Once a date is selected, invitations will be sent to Board directors and staff. Rick West stated that Tim O'Keefe is working with the Contra Costa County Health Services regarding providing a vaccine for Covid at Rossmoor. Currently, residents can sign up at CCHS.

Mr. Donner reported that Lisa Lankford and 2 other employees are working from home manning the work order desk. This has been working well and not services have been adversely affected.

Mr. Donner thanked Ms. Swisher on behalf of MOD for everything she has done. She will be missed.

PRESIDENT'S REPORT

As part of Ms. Swisher's report, she provided each Director and Paul Donner a handout detailing the highlights of the November/December Presidents' Forum. In order to expedite the meeting, she waived reading the entire handout during these proceedings and only listed the main topics. These include feral pig problems, gutter covers, effect of AB 3182 on Mutual rental restrictions, changes in MOD billable rates, carport stall designations in escrow, request for COVID vaccinations in Rossmoor, and blanket insurance policy coverage.

See complete report as follows:

Highlights of November/December 2020 Presidents' Forum

- One President stated their Mutual is battling a feral pig invasion. The herd of feral pigs has made their way North into Mutual 61. The Mutual has hired a trapper to remove the pigs. The President stated that one night of damage can be more than the entire trapper contract. This extermination process is very expensive, but necessary to preserve their lawns. The process requires a corral type entrapment. A permit is required from the California Fish and Wildlife Department. Rebecca Pollon will help coordinate the trapper services. Mutual 28 President said they had applied GrubX to try and eliminate the food desired by the feral pigs.
- A discussion was held regarding when to use Resident Billable Authorization Forms for after-hours calls. Ms. Swisher explained that Mutual 4 uses these Forms anytime that work is requested by the resident that is not the responsibility of the Mutual.
- First Mutual President requested a presentation by a solar expert regarding the installation of micro solar grids by each Mutual to offset resident electrical costs. Ms. Swisher explained the problems Mutual 4 encountered when discussing this option with PGE. Specifically, the Mutual would have to be named on each resident's electric bill in order to utilize sharing of a power to each resident from a micro grid. This would mean that the Mutual would be responsible for residents' electric bills if they did not pay.
- The President of Mutual 3 stated that they are having problems with residents violating city smoking policy. They asked the Code Officer from the city of Walnut Creek to participate in a Board meeting and specify what the city can do to help control the situation.
- Paul Donner provided an update on the use of leaf guards for gutters. MOD ran a test of the product and determined they are relatively effective against large leaves. However, the leaf guards provide little deterrent for pine needles and cost \$8 per foot to install.
- Paul Donner discussed the impact of AB 3182 regarding rental restrictions. He indicated that each Mutual needs to talk to their attorney. Ms. Swisher provided some information that Fourth Mutual had received from their legal counsel's newsletter. Essentially AB 3182 is mute on the upper limit of 1 year for rentals. Therefore, the

Mutual can try to impose this limit, but it may not be held up by the courts. Legal counsel is asking for clarification regarding the need to update CC&Rs by the end of 2021 in the Jan. 2021 legislative session.

- Bob Kelso, President of the GRF Board, asked if the Mutual Presidents want more aggressive GRF rental fees to discourage renters. The Presidents were interested in this possibility.
- Paul Donner notified the Mutual Presidents that the MOD billable rate would be increased from \$75/hour to \$80/hour starting January 1, 2021. Also, Member Records fees would be increased in 2021.
- Paul Donner notified the Mutual Presidents that MOD had an approximate \$200,000 deficit for 2020. However, this was going to be covered by the excess monies normally repaid to the Mutuels at the end of the year.
- Tim O’Keefe indicated that Contra Costa County had no plans to set up COVID testing or vaccination sites in Rossmoor. However, GRF was continuing to request this possibility.
- Paul Donner notified the Mutual Presidents that carport identification and disclosure to new manor buyers was becoming an issue. MOD has told Realtors that they will no longer provide carport information. Mr. Donner recommended that Mutuels also not provide this information. It should be a Buyer / Seller transaction. Chris Preminger is to provide the Mutual Presidents with the memo MOD submitted to the Realtors.
- Rick Chakoff, GRF CFO, updated the Presidents with the latest blanket insurance policy information. Mr. Chakoff stated that the insurance underwriters were happy with our fire mitigation efforts. Gallagher Insurance Brokers was having less problems finding insurers for 2021. The first 50% of our blanket insurance policy had already been established. Rates look good for 2021 based on previous estimates. The final insurance costs will not be available until January 2021.

TECHNOLOGY AND PREVENTATIVE MAINTENANCE TASK FORCE

Ms. Swisher provided each Director and the MOD Representatives a handout detailing the highlights of the activities performed during the past month. In order to expedite the meeting, Ms. Swisher waived reading of the handout and asked that it be included in the official minutes of this meeting. See complete report as follows:

STATUS REPORT

January 18, 2021

Last Month’s Activities:

- Continued drainage program by clearing debris from catch basins and drainpipes and removing debris from wire mesh, as needed. The wire mesh installation has proven to be highly successful and shows little degradation after three years.
- Continued evaluating corrective actions for problems identified by the 2020 sewer line preventive maintenance inspection program. All accessible Fourth Mutual sewer lines have been inspected.

- Completed inspection and mapping of all catch basin drain lines.
- Developed a spreadsheet for measuring the water pressure and evaluating the condition of water pressure regulators on each building. An evaluation of each building is currently underway.
- Prepared preventive maintenance program for trash enclosure and sidewalk inspections.
- Continued working with Davis Plumbing to replace galvanized water pipes with new copper piping in seven G-11 buildings.
- Continued to evaluate EBMUD water reports for Mutual 4 to identify evidence of major underground water leaks.
- Responded to owner questions regarding potential alterations and structural issues.

Activities Scheduled for Next Month:

- Continue ongoing activities listed above (drainage inspections, water reports, dry rot inspections, etc.).
- Performing general inspections of sidewalks, building infrastructure, and hill erosion.
- Preparing Work Orders to install vinyl siding on five trash enclosures.
- Evaluating the use of ground penetrating radar to identify water / sewer lines damaged by tree roots or are likely to be damaged due to the current proximity of the roots.
- Continue preparing the Mutual 4 electrical vehicle charging policy. The policy covers both the use of carport 110 outlets and owner installation of a charging station. Various considerations include safety for carports located below manors and how to bill residents for electrical usage.

Open Items:

- None

TASK FORCE ON PARKING

- This Task Force is currently idle and no new issues have been identified.

LANDSCAPE AND GROUNDS, FIRE CLEARANCE

Ms. Pollon displayed the 2021 Annual Work Sheet.

There is \$40,625 in the tree budget and \$19,125 will come from reserves for Liquidambers. The Mutual has 28 MOD workdays. They only pay for materials, not labor. Entry 1 rehab will be revisited once it is known how much money is left in the budget.

Ms. Ovalle will take over as Landscape Chair in February.

BUILDING MAINTENANCE REPORT

INFORMATION ITEMS: Work scheduled in progress or completed.

1. Senate Bill 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. Deadline to complete these inspections is January 1st, 2025. - Proposal does not include destructive testing or put back costs. -

(FWC is putting an inspection schedule together for the board to review).
2. Annual Sewer line drain preventive snaking - Includes using video camera in lines .
Five Star will complete ten buildings per month for \$2,100.00.
Annual cost \$12,600.00.

(Five star has inspect 118 Drain lines. Work is in ongoing).
3. 2021 Phase II & Phase III Dry Rot and Painting Project – Contractor: MOD
This project will include repairs and paint to 18 Buildings and 12 Carports. MOD is currently working in entry 11 and 15 Skycrest Dr. The Board has approved NTE \$32,600.00. Total YTD Costs –
Carpentry rehab \$158,614
Balcony rehab \$29,167 Paint \$20,600.00.

(Phase II of this project is currently in progress).
4. Interior electrical building and unit panels inspections - Contractor: Sang Electric

(This work is in progress).
5. Installing new Main Line Galv. to Copper piping on seven G – 11 Buildings. Contractor: Davis Plumbing – 1509 SC, 1901 SC, 1933 SC, 1133 SC, 1940 SC, 1941 SC, 1309 SC.

(Davis Plumbing is scheduled to complete final building tie-ins).
6. 1903 SC - \$21,775.00 Columns, Beams, Concrete and Asphalt work including 690 Sq. ft. of new concrete and 86 sq. ft. of new asphalt.
Contractor: Five Star.

(This Project has been Completed).

Mr. West reported that Davis Plumbing is complete.

Mr. Schwartz moved to approve the proposal from Jim Hogue for 32 roofs at a cost of \$60 each for a maximum of \$1,920 with tar and gravel roofs to be done first. The work order should be performed in accordance with the Board's comments to Rick

West regarding the proposal. Ms. Brown seconded and the motion carried without dissent.

Mr. West reported that the work order for Outdoor Keepers for a rusted downspout, a clogged downspout on 1910 Skycrest Drive near manor #5, and a clogged downspout on 2128 Tice Creek will be issued when he receives more information.

Mr. West reported that Five Star may increase the amount of the proposal for 1609 Skycrest #20. They should provide a line item break-down to the Board.

Mr. West reported that 1501 Skycrest #4 was snaked. The tree roots had raised the toilet. Five Star found a minimal amount of roots. They were coming from the Liquidambar tree. The resident hired a plumber and he corrected everything. The Mutual can remove the tree. Five Star said the toilet is sealed from the residents' plumber's work. Ms. Pollon stated there are other trees there, too, so they cannot be sure which tree is responsible. Ms. Swisher will call the resident to check on this.

Ms. Swisher requested that all future concrete and asphalt repair proposals be augmented with pictures to illustrate where the actual work will be done. It is not clear from the written description on the proposals. Ms. Swisher specified that a proposal was received to repair the concrete sidewalk and asphalt leading to and surrounding the Entry #10 Skycrest Drive trash enclosure adjacent to carport 21P11. She indicated that the bid was similar in labor and material costs to previous concrete work.

Ms. Brown moved to repair 140 sq. ft. of concrete and 64 sq ft of asphalt for a total of \$5,916.00. Mr. Schwartz seconded and the motion carried without dissent.

Ms. Swisher asked why MOD was soliciting bids to repair an oven circuit in 1413 Skycrest Drive #1. She referred to an earlier inspection performed by MOD. Mr. West reported that a rodent chewed the original wire in the attic. Sang will install a junction box.

The Board requested in October 2020 that MOD obtain proposals from Five Star for the recommended work specified in the drain / sewer line maintenance spreadsheet that was emailed to Rick West last October. Fourth Mutual is still waiting for the proposals.

The Board requested in October 2020 that MOD remind Five Star to provide an updated spreadsheet for the water pressure and pressure regulator preventive maintenance. Fourth Mutual is still waiting for the updated spreadsheets.

The Board was requested to ratify a motion made in Emergency Executive Session 11/18/2020 to approve an additional amount of monies not to exceed \$8,500 for drywall repairs and painting of the walls and ceiling on the interior of 1301 Skycrest Drive #4 as a result of a rain leak.

Mr. Schwartz moved to ratify the addition of an amount not to exceed \$8,500. Ms. Brown seconded and the motion carried without dissent.

ARCHITECTURAL CONTROL AND ALTERATIONS; COMPLIANCE

Ms. Swisher reported the following:

- Alterations Updates - Resident alteration requests covering the period 07/01/2020 to 12/31/2020 include:
 - 11 alterations were approved by the Board and are in progress.
 - 15 alterations were completed.
 - 4 alteration required further evaluation by the Board before approval.

- The Board needs to verify that the Alteration Department can track and maintain Alteration agreements required by the Board. A meeting is being set up with Chris Preminger and Bill Parsons to coordinate this effort.
- Compliance Updates
 - No compliance issues were identified in any of the above alterations.

EMERGENCY PREPAREDNESS COMMITTEE

Mr. Adza provided a CERT update. He stated that the primary hazards identified by the city of Walnut Creek that could impact Fourth Mutual are related to earthquake and weather. Mr. Adza explained the Emergency Management Zones defined in the GRF Emergency Operations Plan. Fourth Mutual manors located on Skycrest Drive and Pine Knoll are located in Zone F and Fourth Mutual manors located on Tice Creek are in Zone G.

COMMUNICATIONS COMMITTEE

Tabled.

POLICY COMMITTEE

- Ms. Swisher, as acting Chairperson, provided the report on behalf of the Committee:
 - Three new members joined the Policy committee.
 - Guidelines for review and update of governance was established to ensure a consistent and thorough process.
 - The Policy Committee is finalizing updates to sections 1.0 Alterations, 2.0 Commercial Activities, 3.0 Committees, and 4.0 Emergencies.
 - A new Communications Policy 10.7 is underway. This policy is needed to address the email requirements specified in Senate Bill 323 and to provide governance on electronic communication of Mutual documents to residents.
 - Policy 1.8, Floor Covering, is being updated to incorporate the requirements of SB 326 and Helsing recommendations for deck floor coverings.
 - Governance is being evaluated to determine whether any changes are needed as a result of SB 3182 that addresses rental / leasing of HOA manors.
 - Upgrading insurance governance to establish consistency between CC&Rs, By-Laws, and policies.
 - Preparing an emergency generator policy.
 - There remain open items regarding golf port usage, rent, and ownership.
 - The policy on fines needs to be updated to be in compliance with Davis-Stirling. This remains an open item.
 - Preparing a new electric vehicle charging policy.
 - The Committee received revised Bylaws from our legal counsel that conform with current California law. These will be submitted to the Mutual members later this year for approval.

OFFICERS REPORTS

1. President: Ms. Swisher uses the President's report as the mechanism for listing any work orders or invoices between \$500 and \$5000 that were signed during the past month by her per the requirements of the Board to ensure financial disclosure in the meeting minutes. These included:
 - Steve Adza for \$175.00 for miscellaneous November expenses.
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 - Five Star for \$1,650 for stucco repair on carport wall below 1909 Skycrest Drive.
 - Five Star for \$2,610 for concrete repair in front of 1601 Skycrest Drive.
 - Perfect Painting for \$3,120 for deck recoating at 1413 Skycrest Drive #1.
 - Sheldon Schwartz for \$81.71 for miscellaneous postage and copying.
 - Adams Stirling for \$1,796.47 for legal support.
 - Adams Stirling for \$350.00 for portion of Bylaws upgrade.
2. Vice President: No report.
3. Treasurer: Ms. Perrich reported that both the October and November 2020 financials had been received since the November 2020 Monthly Board meeting.

Status of Financial Account

Based on the Financial Report of 10/31/2020, the year-to-date Reserve Fund balance is \$1,876,391 and the year-to-date Mutual Operating Fund ending balance is \$78,726.

The Reserve Fund shows an excess of Revenue over expenses of \$14,305 for the month of October and an excess of Revenue over expenses for year-to-date of \$280,713.

The Operating Fund shows an excess of Revenue over expenses of \$11,741 for October and an excess of Revenue over expenses for year-to-date of \$53,044.

During October **Insurance and Utilities** were higher than budgeted. **Building Maintenance & Public Works, Landscape Maintenance, Custodial Services, Professional Services, and Other General and Administration** had expenditures that were less than budgeted.

Based on the Financial Report of 11/30/2020, the year-to-date Reserve Fund balance is \$1,884,304 and the year-to-date Mutual Operating Fund ending balance is \$56,602.

The Reserve Fund shows an excess of Revenue over expenses of \$7,913 for the month of November and an excess of Revenue over expenses for year-to-date of \$288,626.

The Operating Fund shows a deficiency of revenue over expenses of \$22,123 for November and an excess of Revenue over expenses for year-to-date of \$30,921.

During November **Building Maintenance & Public Works, Landscape Maintenance, Custodial Services, Insurance, and Utilities** were higher than

budgeted. **Professional Services and Other General & Administration** had expenditures that were less than budgeted.

Mr. Schwartz moved to certify the Board's compliance with Civil Code Section 5500 for these financial reports. Ms. Perrich seconded and the motion carried without dissent.

4. Secretary: No report.

UNFINISHED BUSINESS

A. Status AB3182

- The Board has been receiving further information from our legal counsel regarding AB 3182. Some wording changes may need to be incorporated in our governance. Our CC&Rs comply with the 25% maximum number of rentals and the 30 day minimum. However, the 1 year cap on rentals may be difficult to enforce and eventually may need to be removed from the CC&Rs. Our attorney stated although the 1 year limit is not expressly addressed in AB 3182, it is the opinion of counsel that this provision is very likely not enforceable because it “has the effect of prohibiting” or “unreasonably restricts” rentals. As such, the Board should take action to amend the governing documents.

Amending the CC&Rs by a vote of the members would be the most conservative approach, assuming it were successful. However, since this would take some time to get done, and there is no guarantee that the members will vote to approve the CC&R amendment, our attorney recommends that the Board adopt a Policy change to clarify that specific provisions will be enforced only to the extent they comply with AB 3182. Furthermore, if the Board believes a member vote may not be successful, due to apathy or other reasons, our attorney believes there are good arguments that the Board could adopt a CC&R amendment without a member vote. While both the Policy change and the CC&R amendment could be challenged, our attorney thinks the combination of a Policy change and Board-adopted CC&R amendment puts the Mutual in a good position to overcome such a challenge and a far better outcome than if a member vote were to fail.

Our attorneys are participating in efforts to request clean-up for ambiguous parts of AB 3182. Bills must be introduced no later than February 19, 2021. As a result, our attorney recommends proceeding with the Policy change now, but waiting until March or April to consider a CC&R amendment, since it is possible a bill will be introduced which would clarify the Board's ability to cause an amendment to be recorded without a member vote.

The Board plans to email our attorney and ask for a recommended path forward once a Member requests a lease agreement beyond 1 year.

B. Loan from Reserve Budget

- Fourth Mutual has borrowed various sums of monies from our Reserve Fund over the past 3 years to pay the unexpectantly high yearly insurance premiums. Although the Board has been able to pay back a portion of the borrowed funds, we still owe \$175,000 to Reserves. At this time, MOD Accounting does not know the final amount of monies in our Working Capital from 2020 since all of the bills are not yet

posted. Also, the amount of the 2021 insurance premium has not been provided to the Board by GRF. Therefore, we cannot predict whether we will have any monies available to pay down the loaned amount from Reserves.

- By law, the Mutual must repay these monies typically in a calendar year. In October 2020, the Board voted to approve extending the \$175,000 loan into 2021. However, all or most of these monies must be paid back to the Reserve Fund this year. Depending on the final outcome of our available Working Capital and the 2021 cost of insurance, the Board may need to approve a Special Assessment of approximately \$525 per manor to repay the Reserve Fund.

NEW BUSINESS

A. Helsing Reserve Study Report

- Ms. Swisher thanked Rick West and Jo Ann Cooper for working many hours with the Board during the past year in preparing the comments for the draft 2021 Helsing Reserve Study Report.
- The Board spent a great deal of time reviewing the draft 2021 Report and requested Helsing make various changes to our components lists, expected useful lifetime of certain components, and the addition of new categories for inspections. The purpose of these changes was to ensure all Fourth Mutual property was included and to incorporate longer life considerations for higher grade products used in our replacement projects.

Mr. Schwartz moved to approve the 2021 Helsing Reserve Study Report dated November 20, 2020. Ms. Ovalle seconded and the motion carried without dissent.

B. Contract Approval

- Ms. Swisher asked the Board to approve the 2021 Terra Landscaping contract.

Mr. Schwartz moved to approve the 2021 Terra Landscaping contract for a sum of \$122,568 which is an increase of 0.7% over 2020. Ms. Perrich seconded and the motion carried without dissent.

- Ms. Swisher ask the Board to approve Steve Adza's volunteer agreement for 2021. Ms. Swisher provided the Board with a copy of the new agreement minus the monthly spreadsheets. The agreement provides for the same amount of expense monies as 2020.

Mr. Schwartz moved to approve Steve Adza's volunteer agreement for 2021. Ms. Brown seconded and the motion carried without dissent.

- Ms. Swisher reminded the Board that the Welcome Building Maintenance contract expired December 31, 2020. This contract involves cleaning our two laundry rooms twice monthly for \$123.60. Ms. Swisher stated that Paul Donner would be asked whether MOD is responsible for obtaining a new contract for Board approval or whether the Mutual needs to undertake this task.
- Ms. Swisher reminded the Board that the Commercial Support Services contract expired December 31, 2020. This contract involves cleaning our trash enclosures twice monthly for \$619.27. Ms. Swisher that Paul Donner would be asked whether

MOD is responsible for obtaining a new contract for Board approval or whether the Mutual needs to undertake this task.

- The Board is completing review and negotiation of the Animal Damage Management contract regarding monthly pest control for gophers, ground squirrels, voles, and moles. The Board will provide MOD with a copy of the new contract.
- Ms. Swisher ask the Board to approve the Five Star contract for sewer cleanout and inspection. The contract should be for the same amount as the 2020 contract with the same inspection schedule.

Mr. Schwartz moved to approve the Five Star sewer cleanout and inspection contract for 2021 for a total cost of \$25,200 at a rate of \$2,100 per month. Completed monthly spreadsheets included in the contract are to be submitted to Rick West, Building Maintenance Manager with each monthly invoice. Ms. Perrich seconded and the motion carried without dissent.

Ms. Swisher announced that following an interview process and verification that all qualifications specified in Policy 10.6.3 were met, the Board is happy to announce that Janet Seldon has volunteered to join the Board. Ms. Swisher ask the Board to appoint Ms. Seldon to the Board effective February 1, 2021.

Ms. Brown moved to appoint Ms. Seldon to the Board effective February 1, 2021. Mr. Schwartz seconded and the motion carried without dissent.

Since this is Ms. Swisher's last Monthly Board meeting, she thanked all of the Directors and MOD personnel that she worked with over the past 3 years for their support. Ms. Swisher stated the MOD personnel were an amazing group of people and had enabled the Board to make Fourth Mutual Corp. an effective and forward-thinking homeowners' association. Ms. Swisher stated that she greatly enjoyed her time on the Board and will miss all of you very much. Ms. Swisher has agreed to remain a member of the Policy Committee for a while longer to assist in completing some of the upgrades to Fourth Mutual's governing documents.

ANNOUNCEMENT

Regular Meeting – Tuesday February 16, 2021 at 1:30 p.m. – ZOOM Meeting
Monday is a holiday.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:00 p.m.



Anne Paone, Assistant Secretary
Fourth Walnut Creek Mutual

***The Board of Directors met in executive session on November 12, 2020 at 1:40 p.m. to discuss the following:

1. Legal – Various
2. Contracts – ADM-Pest Control
3. Member Matter – Various

Having no further business, the executive session adjourned at 5:55 p.m.

***The Board of Directors met in executive session on November 16, 2020 at 3:33 p.m. to discuss the following:

1. Legal – Ongoing Issues
2. Member Issues – Now in compliance

Having no further business, the executive session adjourned at 4:35 p.m.

***The Board of Directors met in executive session on November 18, 2020 at 4:30 p.m. to discuss the following:

1. Legal – Various Issues

Having no further business, the executive session adjourned at 5:10 p.m.

***The Board of Directors met in executive session on December 16, 2020 at 1:12 p.m. to discuss the following:

1. Personnel – Interview
2. Legal – Interior Doors-Resolved; Various Requests for Reimbursements-Confer with Counsel; Update on AB3182-Rentals

Having no further business, the executive session adjourned at 4:30 p.m.