

MINUTES
FOURTH WALNUT CREEK MUTUAL
MONDAY, JULY 19, 2021 AT 1:30 P.M.
BOARD ROOM at GATEWAY

President Brown called to order a regular meeting of the Board of Directors of Fourth Walnut Creek Mutual at 1:30 p.m. on Monday, July 19, 2021.

ROLL CALL: PRESENT:	Linda Brown	President
	Sheldon Schwartz	Vice President
	Vacant	Treasurer
	Janet Seldon	Secretary
	Jeff Spires	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. Brown welcomed 14 residents in attendance.

APPROVAL OF CONSENT CALENDAR

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

Minutes:	June 21, 2021: Regular Board Meeting
	June 28, 2021: Executive Session Meeting

Ms. Seldon seconded and the motion carried without dissent.

APPOINTMENT TO VACANCY

Mr. Schwartz moved to appoint Pamela Ovalle to the Board of Directors to serve as the Treasurer. Ms. Seldon seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident thinks pests are gone. She is concerned about how fast a fire can spread. Resident had pest problem. They ate wires in her attic and under her stove. She would like units in her entry checked for pests.

Resident said she represents 29 residents that live around the edge of the sportsman grove. They are concerned about fire. They would like the Mutuals in all of Rossmoor to ban BBQs in the 2 parks, due to fire.

MANAGEMENT REPORT

Mr. Donner reported items are covered on the agenda.

PRESIDENT'S REPORT

Ms. Brown reported that she has been dealing with landscape issues. She met with Entry1 and Ms. Pollon.

TECHNOLOGY REPORT

No report.

TASK FORCE ON PARKING

Currently, no task force is operating.

COMMUNITCATIONS

No report.

POLICY COMMITTEE

Ms. Brown reported everything is ongoing.

LANDSCAPE AND GROUNDS, FIRE CLEARANCE

No report.

BUILDING MAINTENANCE REPORT

Mr. West reported as follows:

ACTION ITEMS: Proposals for review or Approval

1. 1617 SC #22 Remove and replace 45 feet of Grapevine Fence.
Including new 4x4 posts. Contractor Estimates – MOD \$4,784.00 /
AMAC \$4,750.00
(Presented to the Board for Approval).

INFORMATION ITEMS: Work scheduled in progress or completed.

1. 2021 Roofing Project going out to Bid for 7 Buildings. This project will include the Remaining Tar and Gravel Roof buildings in 4th mutual. Included in the Proposals will be new DuroLast Material installed on the flat sections - of the roofs. Also new gutters and downspouts. And new tile to comp roofing if needed.
Building included are: # 1109 SC / 1301 SC / 1509 SC / 1902 SC / 1910 SC / 2101 SC / 2105 SC.
Frank Fiala Roofing was awarded total project at \$368,328.00.
2021 Phase I Roofing Project will complete Buildings #1301, #2105, and #1509.

For a Total cost of \$101,838.00.

(Project will be scheduled as soon as contract is signed).

2. New Solar LED Lights – for 11 entry signs. MOD cost for Material and Installation Labor
Estimate \$1,771.00
(Material is on order).
3. 2021 Entry 3A/3B repaving project for 2021 Removal and replacement of 4" depth and 20,500 sf (513) tons of Asphalt. Includes new painted white lines and hydrant marker.

Black Diamond Paving was awarded this project – Estimate \$73,206.00.

(Project is scheduled for Tuesday July 20th & Wednesday July 21st)
(Notices were posted one week prior to the start date).
4. Progress update on the Annual Sewer line drain preventive snaking – Includes using video camera in lines .
Annual Cost \$25,200.00.
(Project in progress for 2021 - Five Star to complete 118 Drain lines).
5. 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.
Contractor: FWC - Destructive testing and put back to be completed by others.
2021 Phase I Cost \$18,720.00
(This project is now scheduled to begin Monday August 9th).
(Notices were posted one week prior to the start date).
6. 2021 Phase II & Phase III Dry Rot and Touch up 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.
2021 Building Carpentry and Supervision Budget for this Project is \$90,000.00.
The Board has approved a total of \$62,600.00 to date for 2021.
(Phase II of this project is currently in progress).
7. Interior Electrical Building and Unit panels inspections - Contractor: Sang Electric Sang has completed 70% of the units to date.
4th Mutual has all GE Electrical Panels – No Zinsco Electrical panels

have been found.
(This Project is in progress).

8. Entry One SC Trash Enclosure Gate Replacement - Removal of existing gate and install a new Vinyl Gate with new hardware. Contractor:
Five Star Cost \$2,875.00
(Installation has been scheduled).

ARCHITECTURAL CONTROL AND ALTERATIONS; COMPLIANCE

Ms. Brown reported 21 applications with 13 approved and 21 competed YTD.

EMERGENCY PREPAREDNESS COMMITTEE

No meeting

OFFICERS REPORTS

1. President: No report.
2. Vice President: No report.
3. Treasurer: Mr. Donner reported the ending balance in the operating fund is \$353,963. The ending balance for the reserve fund is \$2,123,905. There is \$210,409 revenue over expenses. \$157,300 was generated by the special assessment to fund working capital. Jo Ann Cooper is already starting templates for budgets and reserve studies.
4. Secretary: No report.

UNFINISHED BUSINESS

None

NEW BUSINESS

Irrigation – There is no contract yet, so Ms. Pollon will present at another time.

Ms. Seldon moved to recognize a Solar Committee as an ad hoc committee with C.S. Wang as the chair. Mr. Spires will be the board liaison. Ms. Ovalle seconded and the motion carried without dissent.

ANNOUNCEMENT

Annual Meeting – Thursday, August 5, 2021 at 1:30 p.m. – Fireside Room at Gateway

ADJOURNMENT

Having no further business, the meeting adjourned at 2:05 p.m.



Anne Paone, Assistant Secretary
Fourth Walnut Creek Mutual

***The Board of Directors met in executive session on June 28, 2021 at 10:00 a.m. to discuss the following:

1. Contracts – Roofing

Having no further business, the executive session adjourned at 10:24 a.m.