

MINUTES
FOURTH WALNUT CREEK MUTUAL
MONDAY, MAY 17, 2021 AT 1:30 P.M.
ZOOM MEETING

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, May 17, 2021 via ZOOM.

ROLL CALL: PRESENT:	Linda Brown	President
	Sheldon Schwartz	Vice President
	Carolee Perrich	Treasurer
	Janet Seldon	Secretary
	Jeff Spires	Director

ABSENT: None

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

Ms. Brown welcomed 3 residents in attendance.

APPROVAL OF CONSENT CALENDAR

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

Minutes: April 19, 2021: Regular Board Meeting
April 14, 2021: Executive Session Meeting

Ms. Seldon seconded and the motion carried without dissent.

RESIDENTS' FORUM

No comments or questions.

MANAGEMENT REPORT

No report.

PRESIDENT'S REPORT

Ms. Brown reported 1301 Skycrest has had 50 feet of clay pipe replaced. The Mutual is getting new vinyl doors for the trash enclosure at entry 1. Sang will inspect wires in the attic for rodent damage in E10. The Presidents at the presidents Forum are still addressing the management agreement.

TECHNOLOGY REPORT

Mr. Brown reported there are some merits to looking at combining solar and electric vehicle charging support. He has contacted the Rossmoor solar group.

TASK FORCE ON PARKING

Currently, no task force is operating.

COMMUNITCATIONS

Mr. Brown reported he is looking at the website, which needs some changes and reorganization. The newsletter is still underway.

POLICY COMMITTEE

Ms. Seldon reported there will be a meeting tomorrow. They are working hard to update the policies and the committee is on track.

LANDSCAPE AND GROUNDS, FIRE CLEARANCE

Ms. Seldon reported that are touring the entries and taking pictures. They will forward them on to the correct person.

Ms. Pollon reported that she and Ms. Seldon will arrange a meeting with the residents of Skycrest, E1 to plan for the renovation. MOD days are next week. They are mulching 100 yards. There is a small rehab project for \$800.

E13-take out some plans and replace, 18 plants and 4 yards of mulch for \$740.

E14-replace tree with October Glory Maple - \$150.

E17-replace plants for \$270.

Currently, EBMUD has asked for a voluntary restriction of under 10%.

BUILDING MAINTENANCE REPORT

Mr. West reported as follows:

INFORMATION ITEMS: Work scheduled in progress or completed.

1. 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).
2. 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 in July 2021).

3. 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).

4. Interior electrical building and unit panels inspections - Contractor: Sang Electric.

Sang has completed 60% of the units to date.

(This work is in progress).

5. 1301 SC - Remove 50 feet of clay pipe and install of new ABS sewer line due to root intrusion.

Contractor: Five Star Cost \$12,154.00.

(This work has been completed).

6. 2021 Roofing Project going out to Bid for 7 Buildings. This will be for Tar and Gravel roof buildings. that will have new DuroLast Material installed on the flat sections of the roof.

Building # 1109 SC / 1301 SC / 1509 SC / 1902 SC / 1910 SC / 2101 SC / 2105 SC.

Project Out to Bid.

(Proposals will be Presented to the board as they arrive).

7. 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

(Install will be scheduled as soon as material arrives).

Mr. Schwartz asked Mr. West to get a proposal to install new lights for all entries.

ARCHITECTURAL CONTROL AND ALTERATIONS; COMPLIANCE

Ms. Brown reported the following:

There have been 19 applications processed and 11 permits issued. Twenty-two have been completed.

- Compliance Updates
 - No compliance issues were identified in any of the above alterations.

EMERGENCY PREPAREDNESS COMMITTEE

Ms. Brown reported there are currently no volunteers.

OFFICERS REPORTS

1. President: Ms. Brown reported that Fourth has its own lease agreement. Residents must go through Member Records. There is a fee.
2. Vice President: No report.
3. Treasurer: Ms. Perrich reported they are waiting for the year-end financials to be finished.
4. Secretary: No report.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

Regular Meeting – Monday June 21, 2021 at 1:30 p.m. – ZOOM Meeting

ADJOURNMENT

Having no further business, the meeting adjourned at 2:34 p.m.



Anne Paone, Assistant Secretary
Fourth Walnut Creek Mutual

***The Board of Directors met in executive session on April 14, 2021 at 1:00 p.m. to discuss the following:

1. Legal – Discussion on MOD agreement
2. Contracts – Various - Board reviewing
3. Payment Plan – member to come to Hearing
4. Prospective Board member

Having no further business, the executive session adjourned at 1:56 p.m.