

MINUTES

Fourth Walnut Creek Mutual Special Board Meeting Wednesday, August 23, 2023, 1:00 p.m. Hybrid (ZOOM & In Person) Board Room at Gateway

Due to concerns regarding the Covid variants, flu and colds, this meeting will be held via Zoom and in Person at Gateway in the Board Room.

For video/audio participation on your laptop, tablet, or smartphone, enter <https://rossmoor.zoom.us/j/89326545395>

Meeting ID: 893 2654 5395 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: 893 2654 5395** 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

1. Call to Order – President Seldon

The Special Board Meeting was called to order at 1:00 p.m.

2. Roll Call - Directors:

President Janet Seldon, **present**
Vice President Ward Thompson, **absent**
Treasurer Rajasundaram Sivasubramanian, **present**
Secretary Jeffrey Spires, **present**
Director Robert Amans, **present**

3. Members' Forum (Please note time limit of 3 minutes per resident.)

Items dry rot, rodent issues Entry 13, units 9-12; 2109 #3 and 2109 #1 how long is the roof guarantee, 2109 #5 had multiple leaks and sheetrock repairs.

4. Building Maintenance - Rick West, Sr. Building Maintenance Manager MOD - On Zoom

- Fiala Roofing estimate of \$142,459.00 - Building #2109 is a real problem. We now have a history of costly rain leak issues with this roof. These leaks are in a large area of the roof and are not able to patch. The tile roof is almost 54 years old. The DuraLast roof is going on 22 years old is reasonable and includes new Composition Roofing / DuraLast Flat Roof / Gutters / Downspouts / Vents and Flashing.

President Seldon made a motion to ratify the approval of Frank Fiala Roofing, Inc.'s proposal which includes new Composition

Roofing/DuraLast Flat Roof, Gutters, Downspouts, Vents and Flashing on Building 2109 Skycrest Dr. Enty 17 for an amount not to exceed \$145,000, which includes city permits. Treasurer Siva seconded the motion and carried without dissent. 4.0

- The Board also reviewed Phase III dry rot rehab previously awarded to MOD, which is time and material not to exceed \$50,000 without additional change order authorization from the Board. This is for carpentry on the exteriors.

5. Motion to Adjourn – With no further business, the meeting adjourned at 1:22 p.m.