

WALNUT CREEK MUTUAL NO. FORTY

MEETING MINUTES OF THE BOARD
THURSDAY, APRIL 14th, 2022, AT 2:00PM
CLUB ROOM – CREEKSIDE
1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595

Call to Order

President Yearout called the meeting to order at 2:00 p.m.

Directors Present

Gery Yearout – President
Joe Tracy – Treasurer
Susie White – Secretary
Kathy Parish – Director

Directors Absent

Greg Gould – Vice President

Staff Present

Paul Donner, Director of Mutual Operations
Clayton Clark, Building Maintenance Manager
John Tawastsjerna, Landscape Manager

Approval of Minutes

1. Regular Meeting held on March 17th, 2022
2. Executive Meeting held on March 17th, 2022

Moved, Seconded, Carried 4-0

Members Forum

Members were afforded the opportunity to express their concerns and make comments. Comments included clarification of meeting dates – third Thursday or not.

President Yearout explained that because getting meeting rooms this year was difficult, some Thursday may vary. Should have a set date/time for meetings by May. Yearout also hopes to host hybrid meetings next year, may happen sooner.

President's Report

No report was presented.

Treasurer's Report

1. Review of the Most Current Financial Statements
Joe Tracy reported on the January financial statements including total revenues, cash on hand, and current reserves as of January. He marked that utilities look out of line. He is also asking for a breakdown of the trash in Project 41 account to see if something should not be here. Donner remarked that there will be fewer pickups per week by Republic as they are doing a study of trash.

A motion was made to certify compliance of Civil Code 5500 as of January 31st, 2022, by at

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least two Board Members.

Moved, Seconded, Carried 4-0

Committee Reports

- 1. Finance/Audit Committee Report – Joe Tracy:** Joe announced a committee meeting is scheduled for April 25, in the Board Room at Gateway. Topic will be consideration of merging finances of Project 40 and 41. Bill Snyder will be added to the committee representing Project 41. Three options will be considered. Both projects will have to vote to combine financials.
- 2. Landscape Committee Report – Susie White** reported that she and Kevin Jackson will tour the projects reviewing bids needed for Juniper removal on April 18. The landscape committee will meet in May at 10am in Multi-Purpose Room #3 at Gateway to begin reviewing plant replacement and governing documents re-landscape.

John Tawatsjerna provided the following report:

Mutual 40 Landscape Report

MOD Days

- P40 – 4/21 - 4/29 (7 total workdays)
 - Zone A - Terra California Entries 9 & 10
- P41 – 5/3 - 5/6 (4 total workdays)
 - Zone A - Terra California Entry 11
- A total of 330 yards of mulch will be spread
 - Estimated Total Mulch Cost = \$16,500
- Juniper removals listed below will happen during P40 MOD Days
 - 2607 SI & 2605 SI
- Juniper removals listed below will happen during P41 MOD Days
 - 644 TC, 2637 SI, & 2645 SI

Landscape Maintenance

- All lawns have been fertilized
- Lawns are currently being treated with a grub control product and pre-emergent weed control
- Emphasis on adjusting tree stakes and ties this month

Future Landscape Plans

- Irrigation workdays are scheduled for 8/11-8/12 (2 total workdays)
 - Irrigation repairs will be completed as needed by techs in the meantime
- Other Juniper removals that need to be completed
 - 703 TC E 9
 - Working on getting a proposal from Terra
- Proposals to replant the areas where Juniper have been removed are to come from Terra

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3. **Governing Documents Committee Report** – Gery Yearout: No report was given.
4. **Building Maintenance Committee Report** – Joe Tracy reviewed the revised standards, not yet considered as policies. Tracy questioned as whether MOD is following new standards. Gould is still not receiving alteration requests.
5. **Alterations Committee Report** – Greg Gould: No report was given.
6. **Emergency Preparedness Committee** – Kathy Parish presented the following report: I am happy to report that all nine Entry Reps are gathering information from their neighbors. So far, the response has been positive, and one Entry has already given me a copy of the completed forms. All forms should be completed by the end of the month.

The EPO will have monthly meetings on the 4th Thursday of the month at 4:00pm in the Bunker Room at Creekside. The future dates are April 28, May 26, June 23, July 28, August 25, September 22, October 27, and December 22. These are open meetings, and anyone is welcome to attend.

A few of our Entries have weekly social gatherings. One thought is to have a speaker on various aspects of Emergency Preparedness come to neighborhood meetings at the Entry level. On the forms, people have indicated an interest in informational meetings. We will discuss this at our next meeting.

I still urge all neighbors to join in the Rossmoor Emergency Preparedness Organization. The website is "www.Rossmoorepo.org". The dues are \$5.00, and the website is an invaluable source of timely information. Their next meeting will be May 2nd at 9:30am. It is both an in-person meeting at Hillside or zoom meeting. GRF Leadership will discuss their Emergency Preparedness Operations.

7. **Recycling and Green Committee Report** – Kathy Parish presented the following report:

I have yet to form a committee and hope to make progress on this before our next meeting. It would be easiest to tackle this Entry by Entry. If anyone knows of potentially interested neighbors, please let me know.

I have met Lisa Lankford at MOD. She provided colorful, laminated posters to put in each trash/garbage area. She also mentioned that we are just billed for landfill. The recycling bins and composting bins are picked up for free. Extra charges occur when "contamination" occurs in the recycling bin.

I have looked at our budget for January 2022. In upper 40 (old project) we were over budget by \$352. I assume that is because of extra charges. Lower 40 (old project) was under budget by \$54. When the February and March budgets come, I will be able to see if this is a pattern. Nevertheless, upper 40's coupon is larger than lowers 40's and

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I am not sure if recycling issues or other concerns account for some of this. Hopefully, the Financial Committee will help me answer these questions.

Old Business

1. **Update on SB326 – Deck Inspections:** Joe Tracy reported that all deck and balcony inspections have been completed. Repairs are being made and should be completed by the end of the year. Current cost is estimated to be half of the budgeted expense.

New Business

1. Mutual 40 Social Event
Kathy Parish is proposing a social event for the mutual. There is no budget.
2. Asphalt Resurfacing Delay
Joe Tracy reported that asphalt resurfacing will be delayed because of cost. We package our resurfacing with GRF to receive economies of scale.

A motion was made to work with GRF and Paul Donner to consider delay in asphalt repair.

Moved, Seconded, Carried 4-0

3. Susie White and Paul Donner introduced John Tawaststjerna who is the new Landscape Coordinator. He reviewed the upcoming workdays for Projects 40 and 41. Stump removal can be done but we may need a stump grinder that MOD does not have. Hillside stumps will not be removed, they will be cut as low as possible. We will plant to hide the stumps.

Announcements

The next scheduled meeting will be Thursday, May 19th, 2022, at 2:00 p.m., in the Club Room at Creekside.

Adjournment to Executive Session

There being no further business, the Regular Meeting of the Board was adjourned at 4:11 pm and the Board moved into executive session.

Executive Session Summary

The Board met in an executive session from 4:30 pm to 5pm to discuss personnel matters, landscape issues and electrical options.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the Board of Directors Meeting.

Lucy Limon

Assistant Secretary

Walnut Creek Mutual No. Forty