



Walnut Creek Mutual Forty

MEETING MINUTES OF THE BOARD
THURSDAY, AUGUST 22, 2024, AT 1:00 PM
BOARD ROOM
GATEWAY COMPLEX, WALNUT CREEK, CA 94595

Call to Order

President White called the meeting to order at 1:03 p.m.

Directors Present

Susie White – President
Greg Gould – Vice President
Pam Jester -Treasurer
Nancy Herney – Secretary
Kathy Parish – Director

Staff Present

Clayton Clark, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Charice Jimenez, Interim Board Services Coordinator

Approval of Minutes

1. Board Meeting Minutes of July 25th, 2024
2. Executive Meeting Minutes of July 25th, 2024

Ms. Jester made a motion and Mr. Gould seconded to approve the minutes to the aforementioned Board Meetings. **Approved 5-0.**

President's Report

The Mutual runs on people power. You are our source of information and sometimes necessary things to be done. Recently a resident inquired about what his assigned parking was. This led to an investigation of our CC&Rs which do not include parking for old Project 41. We are discussing how to validate all Mutual assigned parking and will get back to you. The good news is that Melissa Ward, our attorney, has informed us that we will not need to get a resident vote to change an exhibit in the CC&Rs. We can just amend the CC&Rs. The EPO Coordinators will be helping to validate this information.

Next week we begin the budget process for next year's coupon. It is our goal to keep the increase to a minimum. BUT insurance will continue to be a factor. The Rossmoor News is already featuring



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“coupon” news, so please read the articles to learn about the GRF portion of the coupon, and we will keep you updated on ours. We will present the final financials at the November board meeting, and budget information will then be mailed to you. So stay tuned!

Treasurer’s Report.

Ms. Jester reported the following:

Mutual 40 continues to be in good standing financially. The operating fund is currently \$375,696 and our reserve fund is \$1,870,059. We have \$1.21 M invested in U.S. Treasuries (4.8% interest), \$451,000 in interest-bearing checking account (4.5% interest), \$250,000 in a temporary loan to operating fund for pre-paid insurance (0%). One Treasury bond matures on September 5, 2024. Income is slightly above budget and expenses are slightly below.

The Board has received and reviewed the monthly financial reports for July. Ms. Jester made a motion to certify compliance with Civil Code section 5500, Ms. Parish seconded. **Approved 5-0.**

Ms. Jester made a motion to approve the reinvestment of T-Bill maturing on September 5, Mr. Gould seconded the motion. **Approved 5-0.**

Finance Committee Report:

Nothing to report.

Committee Reports

Landscape Committee:

The meeting was called to order at 3:30 and was attended by committee members Susie Manners, Shari Carroll, Karyl Toms, Rod Williams, Ted Bush, Fred Kern, and Barbara Bigelow. Guests attending were Cynthia Schneider, Ron Dornseif, Lori Miller-Klein, Les Klein, Katha Hartley, Geri Gusti, and Susie White.

The agenda was changed to accommodate three resident proposals. Ron Dornseif proposed a newly located bench for a shaded area in Yearout Park. The residents of 2601 Saklan Indian Dr. Entry 2 proposed a new fence and replacement of the existing fence for safety and privacy concerns. They are talking to one additional contractor and will provide that additional information at the September meeting. Cynthia expressed concerns about the Common Area near her Condo. No vote was taken. The proposals will be discussed further in September.



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The July MOD work days are completed and every request on the list was done, with the exception of 3 small pines that will be removed in September. Eddie's crew, Florante, Javier and Nivardo did a wonderful job.

Kathy provided an update on hiring an outside company to help control Mutual 40 pests. There is a 3 month commitment and the cost of \$2100 monthly is not feasible this year. Residents will send their own requests to the Workorder Desk. Shari suggested that requests include several

neighbors. This would be more comprehensive and consolidating would save money on the set-up fee.

Ivy removal, to help address pest issues, was also mentioned.

Kathy also gave a budget update and an accounting of the monies spend, to date, on each Entry. Residents are encouraged to purchase their own approved plants for the Mutual to plant on our upcoming work days.

A motion was made and seconded to support the short and long term goals of the Rossmoor Firewise Program. The motion passed unanimously.

Shari mentioned that John has updated the new Rossmoor Plant recommendations and this should be up on the website soon.

John T. will be at the September meeting for an irrigation presentation. The meeting was adjourned at 4:55.

Respectfully submitted, Kathy Parish
Governing Documents Committee:

Nothing to report.

Building Maintenance Committee:

Mr. Kern reported that the Building Maintenance Committee meeting of August 5 was very productive:

- Mutual Path lighting has been surveyed and a recommendation for repair or replacement has been handed off to Clayton Clark for action.
- Yellow safety striping has been added to stairs at Yearout Park
- Discussed the addition of handles and/or battery back up to garage doors for safety purposes in the event of a power outage. The Committee recommends battery back-up over handles but either will work.
- The Committee is recommending the addition of solar lighting in Yearout Park. The cost will be approximately \$3k.



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As part of the Building Maintenance report:

Managers' Report

Clayton Clark reported that each Mutual will be required to do a monthly inspection of Mutual fire extinguishers. This is by order of the CCCFPD. Mr. Clark is looking into costs (Cintas, MOD, other) and will report back. Some Mutuels are developing a plan to do their own inspections.

Alteration/Architectural Review Committee:

Mr. Gould reported that there have been 5 Alterations Permits submitted in the 30 days. He added that, in the case of some alterations requests, residents may be receiving incorrect information from MOD Alterations and Resales regarding the M40 Rules Polices and CC&Rs. Any questions that arise should be directed to Mr. Gould.

Emergency Preparedness Committee:

The Committee meeting was attended by Jean Moulaison, Pat Shanahan, Eileen Levin, Judy Freed, and Jane Moran.

There was a reminder about the Computer Club "My Shakes" program on August 15th.

Kathy reported that Nancy is still waiting to hear from her County contacts regarding an Earthquake Safety program and that Noel Crosse will invite us to join another of her presentations in Rossmoor when appropriate.

The Committee decided to give all residents a copy of the updated "Welcome Packets" and to have everyone update their Emergency Contact information. Our next meeting will be an assembling party and the packets should be distributed in early September.

All were reminded to decide on a gathering place in their Entry for Emergencies.

Our next meeting will be August 22nd at 4:00 in the Bunker Room. Respectfully Submitted,

Kathy Parish

Recycling and Green Committee:

Ms. Parish reported that a volunteer has been identified to chair the currently vacant Recycle and Trash Committee. Ms. Parish made a motion to appoint John Moe to be Chair of the Recycle and Trash Committee, Mr Gould seconded. **Approved 5-0.**

Mr. Moe provided a brief overview of his qualifications and dedicated interest to this worthy effort. Mr. Fountain will assist him and Mr. Heffernan will continue to drive the Nice Cans cleaning effort.

Old Business



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None

New Business

None

Member's Forum:

1. Plumbing
2. Battery back-up for garage door openers

Executive Session

The Board met in executive session to discuss member matters.

Announcements

The next scheduled Board meeting will be on September 26, 2024 at 1:00 pm in the Fairway Room at the Creekside Clubhouse.

Adjournment

With no further business, the meeting was adjourned at 1:45 p.m.

Nancy Herney

Secretary

Walnut Creek Mutual No. Forty