

WALNUT CREEK MUTUAL NO. FORTY

MEETING MINUTES OF THE BOARD THURSDAY, AUGUST 26, 2021. AT 2:00PM ZOOM MEETING

Call to Order

Vice President Tracy called the meeting to order at 2:07 p.m.

Directors Present

Joe Tracy – Vice President
Susie White – Secretary
Gregory Gould - Director

Directors Absent

Gery Yearout – President

Staff Present

Paul Donner, Mutual Operations Director, Clayton Clark, Building Maintenance Manager; Lucy Limon, MOD Hub Coordinator.

Approval of Minutes

1. Regular Meeting held July 28, 2021

A motion was made to approve the July 28, 2021, meeting minutes with a revision to reflect that WCM40 unanimously decided to not go through with Mutual solar.

Moved, Seconded, Carried 3-0

President's Report

Vice President Tracy presented the following report:

At the Presidents forum presidents were advised of the new evacuation plan, initiated by Tom Cashion. WCM40's evacuation zone is WCR008).

A motion was made to authorize GRF to install evacuation signs throughout the Mutual at various location.

Moved, Seconded, Carried 3-0

VP Tracy also indicated a surplus fund (approximately \$27 million dollars) should be coming from GRF to the Mutuals. When the Mutual receives this money, directors can arrange on how it is distributed.

Its was also reported that there is an expected 25% increase in insurance due to the current pandemic and CA fires. The Mutual coupon will be affected by this.

Treasurer's Report

Treasurer Scott Graff had no report to give this month. The last financials reviewed by the Board were the March 2021 due to MOD staff shortages.

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Committee Reports

- 1. Finance/Audit Committee Report – Scott Graff:** No report.
- 2. Landscape Committee Report – Susie White:** Susie reported that there is a new member to the Landscape committee. The tree walk with Eddy Ibarra, Steve Ormond, and Terra Landscape is complete. White also reported that there is still a lot of unaddressed landscape issues. White to issue a tree policy in the upcoming months.
- 3. Governing Documents Committee Report – Gery Yearout:** No report was given.
- 4. Building Maintenance Committee Report – Joe Tracy:** Joe reported on the following topics:
 - **Senate Bill AB326:** The Board moved to hire FWC for deck inspections, price not to exceed \$50k.
Moved, Seconded, Carried 3-0
 - **Discussion on BBQ's Policy 78.0.0:** The Board discussed the need to enforce this policy and moved to amend to the following: No one to BBQ on spare the air days and red flag days.
Moved, Seconded, Carried 3-0
- 5. Alterations Committee Report – Greg Gould:** No report was given.
- 6. Emergency Preparedness Committee – Greg Gould:** Greg reported that the committee is currently getting more involved with Rossmoor EPO and working on obtaining a list with the names of entry coordinators. Greg encourages residents to go online and look at the EPO website as there is valuable information.

New Business

- 1. Emergency List Update:** No update was given.

Member's Forum

Members were afforded the opportunity to express their concerns and make comments. Topics discussed were SB326, propane tanks, staff shortages.

Announcements

WCM40 is currently still doing walkthroughs so that residents can sign email consent forms.

The next M40 Board of Directors Meeting will take place on Wednesday, September 23, 2021, at 2:00 p.m. via Zoom.

Adjournment to Executive Session

There being no further business, the meeting was adjourned at 2:46 p.m. and the Board moved into executive session

Executive Session Summary

The Board met in executive session to discuss member discipline matters.

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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