

**WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 28, 2021, AT 1:00 P.M.**

MINUTES

Call to Order

The meeting was called to order at 1:00 pm.

Directors Present

Gery Yearout – President
Joe Tracy – Vice President
Scott Graff – Treasurer
Susie White – Secretary
Greg Gould – Director at Large

Staff Present

MOD Staff Present: Paul Donner, Director of Mutual Operations; Clayton Clark, Building Maintenance Manager; Christine Conti, Board Services Coordinator; Christine Conti, Board Services Coordinator

Approval of Minutes

1. Board Meeting on May 26, 2021 **MSP**

President's Report

1. GRF budget surplus is being discussed by the Finance Committee and will be voted upon by the GRF Board.
2. The drought continues and we are not sure about what will happen with the water situation.
3. We have only one Lease in all of Mutual 40. Although an in-person meeting is preferred, most meetings have been on Zoom.
4. Our reserves are about \$2,000/unit. :Project 41 is still in catch up mode. May take two years.
5. We are still operating as two cost ceenters until Project 41's reserves/unit catch up to Project 40. Then we will decide on whether to operate as one cost center or continue as two.

Treasurer's Report

1. Review of Most Current Financial Statements **Not sure about this part. I think Paul Donner reported that Jeanne Cooper works on the budget and Tish Haskett prepares financial statements for CFO Lassiter.**
 - a. Motion to certify compliance with §5500 by review of the monthly financial reports by at least two Board Members

Committee Reports

1. Finance/Audit Committee Report – Scott Graff
 - a. Graff reminded the board that any expense over \$500 requires board approval.
2. Landscape Committee Report – Susie White
 - a. White gave an update on landscape. Explained tree walk to occur soon.
3. Governing Documents Committee Report– Gery Yearout
 - a. Yearout reported that the board will divide up the TWCM Policies for review and suggested changes.
4. Building Maintenance Committee Report – Joe Tracy
 - a. Tracy reported continuing to work with Clayton Clark on balcony inspection project.
5. Alterations Committee Report – Greg Gould
 - a. Gould had no report
6. Emergency Preparedness Committee Report – Greg Gould
 - a. Gould has joined EPO and hopes to connect with EPO entry coordinators in the mutual.

New Business

1. Update on status of Mutual 40:
 - a. Mutual 40 is now officially a separate mutual. All paperwork has been completed and documents have been signed and recorded with the county.

Member's Forum

Members Present: John and Barbara Bean; Cynthia Schneider, Jane Maron, Pat Kelly

1. Cynthia Schneider (Project 41) requested that phone in number be provided in addition to Zoom contact. Also please add Zoom link to agenda.
 2. Jane Maron (Project 41) brought up crime in Rossmoor. Not sure if she is an entry coordinator. Think so.
 3. Pat Kelly asked to change the fiscal year to April 1. Gery explained that our fiscal year is determined by date of establishment of Mutual. Also expressed dismay that renters/lessees are unknown because some realtors rent privately.
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Announcements

The next scheduled meeting will be Thursday, August 26, at 2 pm, location to be determined.

Adjournment to Executive Session

Executive Session Summary

The board discussed various landscaping issues.

Adjournment
