

WALNUT CREEK MUTUAL NO. FORTY

MEETING MINUTES OF THE BOARD
THURSDAY, MARCH 17th, 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
Greg Gould – Vice President
Joe Tracy – Treasurer
Susie White – Secretary
Kathy Parish – Director

Staff Present

Clayton Clark, Building Maintenance Manager, Joel Lesser, CFO and Lucy Limon, Board Services Coordinator.

Approval of Minutes

1. Regular Meeting held on January 20, 2022

Moved, Seconded, Carried 4-0 (Parish abstained)

Members Forum

Members were afforded the opportunity to express their concerns and make comments. Comments included landscape, budget in project 41.

President's Report

President Yearout encouraged residents to look at the Rossmoor news for valuable information that is happening in the Mutual and throughout Rossmoor.

Gery also reminded residents to sign up for Nixle notifications if they haven't already.

Link to sign up: <https://local.nixle.com/signup/widget/g/2818>

Treasurer's Report

Joel Lesser advised the accounting department is still behind on the financial reports. The department has experienced a drastic employee turnover. It was mentioned that Megan McCann, Jr. accountant will be moving to Texas and her last day will be March 30th.

Joel explained that he is planning to have the financials for January, February, and March by mid-April. Lesser presented a report to the Board based on equity per manor between both projects and came up with a number that can potentially allow projects 40 & 41 to merge financials. The report (attached at the end) gathered numbers from July 2021 – December 2021 and determined that P41 would need to pay \$1,549.19 into P40. This option is still being reviewed the Board and the CFO.

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A motion was made to certify compliance of Civil Code 5500.

No motion was made.

Committee Reports

- 1. Finance/Audit Committee Report – Joe Tracy:** Tracy presented the new members of the committee. Committee members include Joe Tracy (chair), Kathy Parish, Pat Kelly, and Stan Wells. Joe will coordinate a meeting room to hold regular committee meetings.
- 2. Landscape Committee Report – Susie White** reported the committee is very well represented. MOD workdays will begin mid-April. The juniper removal is first on the agenda after that mulching will begin. Eddie and Susie and will be working together on the juniper removal which according to the fire marshal isn't as pressing as before. White to create a list of plant replacement options, if residents have any suggestions, please contact Susie or a committee member. Plant replacements will begin in the fall.
- 3. Governing Documents Committee Report – Gery Yearout:** No report was given.
- 4. Building Maintenance Committee Report – Joe Tracy** presented the members of the committee. Members include Joe Tracy (chair), Susie White, Jerry Daykin, Fred Kerr, Bill Snyder, and Steve Zahn. All balcony and deck inspections have been completed and repairs are being scheduled.
- 5. Alterations Committee Report – Greg Gould:** No report was given.
- 6. Emergency Preparedness Committee – Kathy Parish** presented the following report: First of all, I would like to thank several people who were instrumental with the organization of this committee. They are Nancy Herney, Jane Moran, and Susie White, who provided moral support and valuable information about their prior experiences with Emergency Preparedness. Thanks to Lucy Limon for her time copying information for us. I am very happy and pleased to report that all nine on Mutual 40's Entries have EOP Coordinators. Your representatives are:

Saklan Indian

Entry 2 – Christine and Craig Hagelin
Entry 6 – Nancy McFarland
Entry 8 – Veronica Berlin
Entry 10 – Judy Freed

Terra California

Entry 9 – Pat Shanahan
Entry 10 & 12 – Nan Herney
Entry 11 – Jane Moran
Entry 14 – Jean Moulaison

They have all received folders containing EPO Entry Coordinator information, as well as forms to start gathering general information and Emergency Contact information from their neighbors. They are also making sure that their neighbor knows about and are registered to receive Rossmoor NIXLE alerts. We are also informing them about the Rossmoor EPO website, which is an amazing informational resource.

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Emergency Preparedness in an immense area and we are just taking things on step at a time.

Our "Mission Statement" is to provide resources that give access to accurate and timely information to residents can make their best-informed decisions. We are encouraging personal responsibility.

It was a pleasure to find old and new residents willing and happy to help. I thank them. Our next meeting will be March 31st, at 4:00pm at my home.

- 7. Recycling and Green Committee Report** – Kathy Parish presented the following report: This past month, my focus has been on Emergency Preparedness. I would like this to get a little more established before I take on Recycling, which is also an important issue. I know people are interested and I am receiving photos of misuse.

However, I would like to request that anyone involved in "Sustainable Rossmoor" and/or anyone interested in helping with this, contact me. I would like to try dealing with this Entry by Entry.

I do know that there is inconsistency about postings of what and where to recycle items. I also think that people moving in and out of Rossmoor need to have better information about recycling options available to them.

I have had no experience in this area and would greatly appreciate help. To be successful, this has to be a team effort!

New Business

No new business.

Announcements

The next scheduled meeting will be Thursday, April 14th, 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 3:27 pm and the Board moved into executive session.

Executive Session Summary

The Board met in an executive session from 3:30 pm to 4pm to discuss member matters and building damages.

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

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Assistant Secretary

Walnut Creek Mutual No. Forty