

WALNUT CREEK MUTUAL NO. FORTY

MEETING MINUTES OF THE BOARD WEDNESDAY, MAY 26, 2021. AT 1:00PM ZOOM MEETING

Call to Order

President Yearout called the meeting to order at 1:07 p.m.

Directors Present

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

Directors Absent

Scott Graff - Treasurer

Staff Present

Paul Donner, Mutual Operations Director, Clayton Clark, Building Maintenance Manager; Kelly Maki, Board Services Coordinator

Approval of Minutes

1. Regular Meeting held April 28, 2021

A motion was made to approve the April 28, 2021, meeting minutes.

Moved, Seconded, Carried 4-0

President's Report

President Yearout reported that the Mutual 40 Articles of Incorporation have been filed. The D&O insurance application is being completed. The updated GRF Management Agreement is still being discussed. The Rossmoor Solar Initiative is being looked at. M40 is not yet involved but will be watching what other Mutuals are doing. The Mutual Presidents have been discussing making rental policies uniform throughout Rossmoor. There is concern about noise and parking with the pickle ball court expansion and a sound mitigation wall is being discussed.

Treasurer's Report

Treasurer Scott Graff had no report to give this month. The last financials reviewed by the Board were the March 2021 financials and the Board is waiting for the April 2021 financials to be released by accounting.

A motion was made to certify compliance of Civil Code 5500 by review of the March 2021 financial statements by at least two board members.

Moved, Seconded, Carried 4-0

Committee Reports

1. **Finance/Audit Committee Report – Scott Graff:** There was no report besides the treasurer's report.

2. **Landscape Committee Report – Susie White:** Susie reported that the MOD days are complete. Mulch was replenished in many areas. The committee is receiving many requests from owners at this time. The committee will be meeting soon to discuss landscape plans. The committee is working on informing residents how to report watering problems. Please call the work order desk at 925-988-7640 or email workorder@rossmoor.com when you want to report any irrigation problems or stressed plants.
3. **Governing Documents Committee Report – Gery Yearout:** Gery reported that the Board will be reviewing the policies carried over from Third Mutual before they are sent to the governing documents committee for review and recommendation to the Board.
4. **Building Maintenance Committee Report – Joe Tracy:** Joe reported on the following topics:
 - **Senate Bill AB326:** The new law requires that all elevated walkways and decks be inspected by a structural engineer no later than 2025 and every 9 years thereafter. Clayton Clark has obtained one bid for inspections with entity 40 and is waiting for another bid on entity 41 as well as a second bid for both entities before presenting them to the Board.
 - **Aluminum to Copper Retrofit:** This project is being tabled to a later date as more important projects need to take place first.
 - **Discussion on BBQ’s Policy 78.0.0:** The Board discussed the need to enforce this policy and whether or not it needs any revisions as we get into the summer heat.
 - **Mutual 40 Standard 1022:** The Board made a motion to approve the new language of Standard 1022 as:

“Standard: Default color will be silver/gray.

The window frame and sliding glass door standard is now depending on existing color of all units within the condo building requesting replacement of windows and doors.

Approved Alterations requests will conform to this Standard “like for like and Look and feel” of existing windows and doors in that condo. If more than one color exists in that condo building the Alterations Chairperson will determine what is best.

Owner Responsibility: Assure that Contractors incorporate the prescribe color in their bid”

Moved, Seconded, Carried 4-0

Once the entire standard book has been reviewed and updated it will be sent out as policy for member comment and then adoption by the Board.

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- 5. Alterations Committee Report – Greg Gould:** There was no report this month.
- 6. Emergency Preparedness Committee – Greg Gould:** Greg reported that the committee is currently getting more involved with Rossmoor EPO. The committee is looking for volunteers. Please contact Craig if you are interested in joining the committee.

New Business

- 1. Discuss email data collection for Member Communication:** The Board discussed ways to gather consent and email addresses for member communications such as newsletters, agendas, and mailers. An email consent form will be given to Joan for review and the Board can consider doing a hard copy mailing of the form to all M40 members for future email communications instead of hard copy mailings.
- 2. Discuss next meeting date, time, and agenda items:** The next Mutual 40 meeting will be on the Third Thursday of the month at 1pm for June.

Member's Forum

Members were afforded the opportunity to express their concerns and make comments.

Announcements

The next M40 Board of Directors Meeting will take place on Wednesday, June 23, 2021, at 1:00 p.m. via Zoom.

Adjournment to Executive Session

There being no further business, the meeting was adjourned at 2:23 p.m. and the Board moved into executive session

Executive Session Summary

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

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.



Assistant Secretary

Walnut Creek Mutual No. Forty