

WALNUT CREEK MUTUAL NO. FORTY

MEETING MINUTES OF THE BOARD
THURSDAY, OCTOBER 28, 2021, AT 2:00PM
MULLIGAN ROOM – CREEKSIDE CLUBHOUSE
1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595

Call to Order

President Yearout called the meeting to order at 2:02 p.m.

Directors Present

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

Staff Present

Paul Donner, Mutual Operations Director, Clayton Clark, Building Maintenance Manager, and Lucy Limon, Board Services Coordinator.

Approval of Minutes

1. Regular Meeting held on September 23, 2021
2. Executive Meeting held on September 23, 2021

Moved, Seconded, Carried 5-0

President's Report

President Yearout reminded residents to get in their emergency contact forms as soon as possible.

No new updates regarding COVID. Facilities in Rossmoor are opening slowly. Gery reminded all residents to keep informed regarding how to be safe during the pandemic.

Treasurer's Report

Treasurer Scott Gragg reported that the accounting department is still working to catch up. He briefly reported that the operating and reserve accounts for both projects look to healthy and in-shape.

A motion was made to certify compliance of Civil Code 5500 by review of the August 31, 2021, financial statements by at least two board members.

Moved, Seconded, Carried 5-0

Committee Reports

1. **Finance/Audit Committee Report – Scott Gragg:** No report.
2. **Landscape Committee Report – Susie White:** Susie reported that the landscape

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committee sent Rebecca Pollon a plant replacement request, she has not responded yet. Once Gery approves the work will begin.

The Board made a motion to have the landscape rehab program align with the building rehab and addressed as needed.

Moved, Seconded, Carried 5-0

3. **Governing Documents Committee Report – Gery Yearout:** No report was given.
4. **Building Maintenance Committee Report – Joe Tracy:** Joe reported on the following topics:
 - **Deck/Balcony Inspections:** The Mutual decided to continue with deck and balcony inspections ASAP. Clayton Clark advised that inspections are scheduled for November 1st (first half) and November 15th (second half). Jim Hayes will be with the balcony inspectors. Residents can contact MOD at 925-988-7650 with further questions .
5. **Alterations Committee Report – Greg Gould:** No report was given.
6. **Emergency Preparedness Committee – Greg Gould:** No report was given.

New Business

1. **Approval of 2022 Budget:** Mutual Operations Director Paul Donner presented the proposed 2022 Budget for the total basic assessment and provided the reasoning and method of operation used to draft the budget. A motion was made to approve the 2022 Budget as presented with a \$34 (3.8%) increase to the monthly coupon. Beginning on January 1, 2022, the monthly coupon will change from \$900 to \$934.
Moved, Seconded, Carried 5-0
2. **Discussion/Approval of Standardized Mutual Policy:** This motion was tabled for next meeting.
3. **Solar:** More information regarding solar will be given at the December meeting.

Member's Forum

Members were afforded the opportunity to express their concerns and make comments. Topics discussed double parking.

Announcements

The next scheduled meeting will be Thursday, December 9th, 2021, at 2 p.m., Club Room at Creekside.

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

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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.

Lucy Limon

Assistant Secretary

Walnut Creek Mutual No. Forty