

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

REGULAR MEETING MINUTES OF THE BOARD WEDNESDAY, AUGUST 18, 2021, AT 2:00PM ZOOM MEETING

Call to Order

President Ford called the meeting to order at 2:01 pm.

Roll Call

Directors:

Sonya Ford, President
Richard Pancoast, Vice President
Ron Schwartz, Treasurer
Dave Vereeke, Secretary
Bruce MacLeod, Director

Committees:

Sonya Ford, Landscape Maintenance
Richard Pancoast, Building Maintenance/Alterations
Kathleen Stumpf, Social
David Vereeke, EVCS Committee & Solar

Also Present: Paul Donner, Mutual Operations Director, Rick West, Building Maintenance, Manager, Joel Lesser, Chief Financial Officer, Rebecca Pollon, Landscape Manager and Lucy Limon, MOD Hub Coordinator

Approval of Meeting Minutes

President Ford asked to table the July 21, 2021, minutes that were left unfinished due to staff shortages.

Members Forum

Residents were afforded the opportunity to express their general concerns and make comments. There were none.

Treasurer's Report: Ron Schwartz

No report due to non-receipt of the July financials

Landscape Report: Sonya Ford

Sonya Ford and Rebecca Pollon gave the following report:

Rebecca reported on the proposed contract for controllers. When contract is complete, she will bring to the Board. MOD completed a full system check and found a leaking mainline, which is fixed by now.

Building Maintenance Report: Rick West & Richard Pancoast

Building Maintenance Manager Rick West gave the following report:

[ACTION ITEMS: Proposals for review or Approval](#)

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

1. Building Roof Anchoring D Ring proposal per OSHA guidelines.

Contractors: Fiala Roofing – Estimate \$36,575.00

A-ONE Construction / Mendoza Roofing / State Roofing / Timberline Roofing
Cost from Fiala will include installation of 133 anchors at \$275 per anchor.

(Currently waiting for additional estimates).

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 3306 PT #3B - Balcony Deck New Excel Waterproof Coating Project.

Contractors: GBG – Estimate 6,347.00

(Board voted NTE \$6,500.00 Contractor Scheduling with the resident).

2. Roof Tune Up - Tile replacement. Missing or cracked tile. Replacement of any torn paper or felt material as needed. This project will include all 9 Buildings and Garages.

MOD Roofing Dept. was awarded this project for the estimated cost of \$7,777.00.

(Project on hold pending Anchor installation).

Solar Committee

Dave Vereeke reported that the last of solar has been installed and everything is now fully operational. Vereeke also reported residents will be receiving their dues for their portions.

EVCS – Electric Vehicle Charge Station Committee

No report was given.

Emergency Preparedness Committee

No report was given.

Recycling and Waste Champion

No report was given.

Social Report

Kathleen Stumpf reported that there will be an outdoor get together on September 25, 2021. The event will be a BYOB (bring your own bottle) type. Stumpf also reported that there is currently still no planning for the holiday party, meeting will be set up.

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

Old Business

None

New Business

None

Next Board Meeting

The next Board Meeting is scheduled for Wednesday, September 15, 2021, via Zoom.

Adjournment

President Ford adjourned the regular meeting at 2:45 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

**Interim Assistant Secretary
Mutual 48**