

# WALNUT CREEK MUTUAL NO. FORTY-EIGHT

## REGULAR MEETING MINUTES OF THE BOARD WEDNESDAY, OCTOBER 19<sup>th</sup>, 2022, 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  
David Bartlett, Director at Large

#### **Committees:**

Sonya Ford, Landscape Maintenance  
Richard Pancoast, Building Maintenance/Alterations  
Kathleen Stumpf, Social (Absent)  
John Mosher, Emergency Preparedness (Absent)  
David Vereeke, EVCS Committee & Solar  
Tim Andrews, Recycling & Waster Champion

**Also Present:** Paul Donner, Mutual Operations Director and Rick West, Building Maintenance Manager and John Tawaststjerna, Landscape Manager and Lucy Limon, Board Services Coordinator.

### Approval of Meeting Minutes

President Ford if there were any additions or corrections to the following minutes:

- a. Regular Board Meeting of September 21<sup>st</sup>, 2022.

A motion was made to approve the aforementioned minutes.

**Moved, Seconded, Carried 5-0**

### Members Forum

No comments were made.

### Treasurer's Report: Ron Schwartz

Ron Schwartz gave the following report:

## OCT 2022 MUTUAL 48 TREASURER REPORT

Financial Report as of---08/31/2022

	<b>DEC</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUG</b>
Operating fund balance	\$45,125	\$83,902	\$105,655	\$131,364	\$140,950

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Reserve fund balance    \$587,087            \$656,011            \$657,393            \$651,557            \$690,907

Petty Cash Fund: \$1,104.98

Investments (Reserve fund) \$200,476

Borrowed from Reserves: \$26,412 (last month=\$17,420)

Receivables-- \$3,570.82

## **ACTUAL VS BUDGET**

Operating Expense: YTD **favorable** by \$2,312

Water budget understated by \$9499, all elev exp in operating -\$6671

Reserve:

AUG (YTD spent \$32,766 Annual Budget \$146,980

ELEV \$8992 (moved to operating)

Water supply maintenance -\$13,852; believe should be positive)

## **EXPENSES OF INTEREST**

--PG&E claims damage refund payment (allocated to "road repair", etc...): \$36,760

PG&E Damage Refund—Please assure all related repair bills are marked as "off-set to PG&E funding" AND CODED TO 048-27005-10

Contracted, \$2200 for road work (started 10/17)

## **PENDING INCOME----all applied**

## **NOTES:**

2023 budget completed

A motion was made to certify that the Mutual is in compliance with § 5500 by review of the August 31<sup>st</sup>, 2022, Financial Report.

**Moved, Seconded, Carried 4-0**

## **Landscape Report: Sonya Ford & John Tawastajerna**

No report.

## **Building Maintenance Report: Rick West & Richard Pancoast**

Rick West presented the following report:

**[INFORMATION ITEMS: Work scheduled, In Progress or Completed](#)**

# WALNUT CREEK MUTUAL NO. FORTY-EIGHT

1. **Asphalt Repairs and Sealcoat Project Entry 19 & 20 Contractor: Black Diamond Paving.**  
Total cost of \$17,379.00. Scheduled when GRF has their work completed.
2. **64 Interior and 13 exterior Electrical Panel inspections.**  
Contractors: KR Electric / Pure Electric  
Estimates to be provided to the Board for approval.  
Pure Electric Estimate \$32,545.00 / KR Electric \$18,860.00  
Project currently on hold.
3. **SB326 Phase I - Raised Component Inspections scheduled for Summer 2022.**  
Contractor FWC. Phase I 2022 Cost \$28,144.00 / Phase II 2023 Cost \$28,736.00.  
(Waiting for list of resident units that were not accessible).

## **Solar Committee**

No report was given.

## **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**

No report was given.

## **Old Business**

## **New Business**

No new business.

## **Next Board Meeting**

The next Board Meeting is scheduled for Wednesday, November 16<sup>th</sup>, 2022, in the MOD Large Conference Room.

## **Adjournment**

President Ford adjourned the regular meeting at 2:57 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.

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

Lucy Limon

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**Assistant Secretary**  
**Mutual 48**