

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

REGULAR MEETING MINUTES OF THE BOARD
WEDNESDAY, OCTOBER 20, 2021, AT 2:00PM
MOD – LARGE CONFERENCE ROOM
800 ROCKVIEW DR – WALNUT CREEK, CA 94595

Call to Order

President Ford called the meeting to order at 2:02 pm.

Roll Call

Directors:

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

Directors Absent:

Bruce MacLeod, Director

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, Rick West, Building Maintenance, Manager, and Lucy Limon, Board Services Coordinator

Approval of Meeting Minutes

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

Regular Meeting of the Board.....September 15, 2021
Moved, Seconded, Carried 4-0

Members Forum

Residents were afforded the opportunity to express their general concerns and make comments. No Comments were made.

Treasurer's Report: Ron Schwartz

Ron Schwartz gave the following report:

OCT 2021 MUTUAL 48 TREASURER REPORT
Financial Report as of---8/31/2021

	MAY	June	JULY	AUG
operating fund balance	\$20, 684	\$37,943	\$34,719	\$44,239

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reserve fund balance \$507, 249 \$518,133 \$532,439 \$546,851

Petty Cash Fund: \$659.99
on loan, reserve fund to operating \$75,000
Investments (Reserve fund) \$200,000
Receivables-- \$8732

Items to watch:

PG & E Aug: \$1124. YTD over budget \$3503 (under review)
WATER over budget \$2329

ACTUAL VS BUDGET (YTD)

Operating: Favorable \$15,279
Reserve: YTD spent \$18,089, Annual Budget \$78,500

A motion was made to certify that the Mutual is in compliance with § 5500 by review of the August 2021 Financial Report.

Moved, Seconded, Carried 4-0

Landscape Report: Sonya Ford

Sonya Ford reported the following:

Ed Waraner is scheduled to begin building clearance next week, he is still waiting for the approved tree permits. Sonya to arrange with the Board to put up the Christmas lights and holiday signs.

Building Maintenance Report: Rick West & Richard Pancoast

Building Maintenance Manager Rick West gave the following report:

INFORMATION ITEMS: Work scheduled, In Progress or Completed

1. 3306 PT #3B - Balcony Deck New Excel Waterproof Coating Project.
Contractors: GBG –Total cost to date \$9,035.83.00
Board voted NTE \$6,500.00 but two additional Change orders came in for \$2,535.83 This was due to the discovery of beam dry rot issues. This was inspected and approved by The Structural Engineer from FWC.
Work on this project is currently in progress.

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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. MOD is ordering multiple types of temporary restraint systems for the roofers to try. (Project on hold pending temporary Anchor purchase).

**YTD MOD Operating Expenses for 2021 Supervision and Consultation Total \$1,900.00.
For non – reserve funded projects, inspection Phone calls and emails.**

**YTD MOD Reserve Expenses for 2021 Supervision and Consultation Total \$1,700.00.
For reserve funded projects.**

The Board made a motion to allow Richard Pancoast to negotiate and accept an offer from PG&E.

Moved, Seconded, Carried 4-0

Solar Committee

David Vereeke gave the following report:

We have updated the monitoring of our solar system, and we now receive the same daily reports sent to Solar Technologies. We report significant abnormalities the day they are received. To date, our power production has been as expected during the past month.

This month, we have been featured in the Rossmoor News and have received a few inquiries regarding our operation. Richard and I have also participated in a zoom call with the Sustainable Rossmoor group.

EVCS – Electric Vehicle Charge Station Committee

David Vereeke gave the following report:

The Electric Vehicle Service Equipment (EVSE) continues to operate reliably. However, the power supply cables show signs of weathering, and we plan to clean and treat them this month.

We continue to have other Mutuals inquire about our shared installation and believe that the interest will continue growing during the next few years as EV sales begin exponential growth.

Emergency Preparedness Committee

No report was given.

Recycling and Waste Champion

Tim Andrews reported that the compost bins will be cleaned 4 times a year by Nice Cans. He also reported that signs have gone up to promote cleanliness in the trash areas.

Social Report

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No report was given.

New Business

Annual Budget Meeting: Sonya Ford reported that the 2022 budget will be presented to residents on Friday, October 22, 2021, at 2pm in the Clubroom at the Creekside Clubhouse.

Next Board Meeting

The next Board Meeting is scheduled for Wednesday, November 17, 2021, at MOD Large Conference Room.

Adjournment

President Ford adjourned the regular meeting at 2:54 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**