

FIFTH WALNUT CREEK MUTUAL

ANNUAL MEETING MINUTES OF THE MEMBERSHIP
FRIDAY, JUNE 17, 2022, AT 11:00 AM
Board Room – Gateway
1001 Golden Rain Rd
Walnut Creek, CA 94595

Call to Order

The membership meeting was called to order at 11:00 a.m.

Roll Call

Directors Present: Sandra Lew
Mary Fielder
Marlene Farrell
Joy Todd

Also Present: Lucy Limon, Board Services Coordinator

Election of Directors

There were two (2) open board positions and two (2) candidates. Therefore, in accordance with Article 5.4 & 6.3 of the Mutual’s Bylaws, the following candidates were appointed to the board of directors by acclamation for a term of two (2) years:

Sandra Lew
Marlene Farrell

There is one vacant seat on the Board and any eligible owner wishing to serve on the Board should contact Lucy Limon in the Mutual’s Board office at 925-988-7718 or Llimon@rossmoor.com

Approval of Minutes

President Todd asked if there were any additions or corrections to following set of minutes:

Annual Meeting..... June 18, 2021

Organizational Meeting..... June 18, 2021

The minutes to the Annual Meeting and Organizational Meeting of June 18, 2021, were approved as presented with a motion.

Moved, seconded, Carried 4-0

Members’ Forum

Members were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. Comments included resident handbook, parking spaces, and recycling.

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Committee Reports

A report was presented by the following committees:

a) Landscape Committee – John Tawastajerna:

M5 Landscape Report

Landscape Maintenance from Terra

- Weed abatement has been completed
- Spring startup irrigation inspection has been completed
- Trimming of ivy in areas where it has become overgrown
- Deadheading of perennials

Drought Restrictions

- Mandatory 10 percent water use reduction District-wide as compared to 2020 with a plan to review progress towards achieving this goal in November.
- Updated outdoor water restrictions, including limiting outdoor watering to three times per week, prohibiting washing down sidewalks and driveways.
 - 8% drought surcharge to start on July 1st.

Future Landscape plans

- Mulch
 - o 30 yards total estimated
 - o Estimated cost = \$1,500

Budget

- None used YTD
 - o Rehab = \$3220
 - o Tree = \$1000

b) Building Maintenance Committee – Mr. West submitted his report to the Board.

ACTION ITEMS: Proposals for review or Approval

1.

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221 AS 2A, 3A – Installation of two new cleanouts with pop ups. These will be located on the exterior wall of the kitchen and painted the wall body color. Cleanouts and popups are important to prevent interior damage from clogged drain lines.

Contractor: Davis Plumbing \$2,430.00.

Davis Plumbing estimate does not include Stucco or Paint. Separate estimate to complete these items.

GBG and ABE Stucco Proposals presented to the Board for Approval. (Tabled at the last Board Meeting).

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INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. 2022 budget includes: \$45,250.00 for Deck Coating and \$ 28,000.00 for Exterior Wood Railing Paint.

Contractor: GBG - Balconies Completed. 1221 AS 4C / 1221 AS 3C / 1221 AS 3A / 1221 AS
New candidates for 2022 deck coating.

2. Inspection and estimate to replace all of the mutual Building Chimney Caps and Arrestors.

Contractor: Charlie Dunn & Sons. Inspection Cost \$450.00

Estimate for replacing stainless steel Flue caps / shrouds and Spark Arrestors including Labor: \$11,283.00.
(Project tabled pending further discussion by the Board).

3. Board voted to install a sign at the 4 parking spaces that belong to Fifth Mutual which are just across from 1255 and 1221. Sign Wording – “These parking spaces belong to 1209, 1221, and 1255 Avenida Sevilla and are for the use of their residents and guests only”.

Sign is on Order and will be scheduled for install when received.

Five Star 1221 estimate for snaking Sewer line Presented to the board.

c) Budget & Finance Committee – Mary Fielder

Operating: \$60, 815

Reserve: \$195, 871

Mary Fielder explained that 5wcm is in better financial than it's been in years. The Mutual has recouped a large amount of money that was wrongly charged to the Mutual.

d) Alterations Committee – Marlene Farrell – No report.

Announcements

All meetings after this will be in-person. The rooms have already been booked. This is Kelly Maki's last meeting.

The Organizational Meeting will directly follow adjournment.

Adjournment

The meeting adjourned at 11:32 a.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

Assistant Secretary