

FIFTH WALNUT CREEK MUTUAL

REGULAR MEETING MINUTES OF THE BOARD FRIDAY, JANUARY 15, 2021 AT 11:00AM ZOOM MEETING

Call to Order

President Todd called the meeting to order at 11:03 a.m.

Roll Call

Directors Present: Ted Todd
Sandra Lew
Mary Fielder
Marlene Farrell

Also Present: Kelly Maki, Board Services Coordinator; Paul Donner, Mutual Operations Director; and Rick West, Building Maintenance Manager

Approval of Meeting Minutes

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

Regular Meeting of the Board November 20, 2020
Emergency Meeting of the Board..... December 9, 2020

The above minutes were approved as submitted.

Moved, Seconded, Carried 4-0

Members' Forum

Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board and M.O.D. staff representatives answered during the members' forum. No comments were made.

President's Report

President Todd asked for a moment of silence to honor two members who have recently passed.

Vice President's Report

A report was not presented.

Secretary's Report

A report was not presented.

Treasurer's Report

Treasurer Fielder provided the Board with spread sheets highlighting the financials for November 2020.

The Board made a motion to certify compliance with Civil Code 5500 by review of the monthly financials ending November 30, 2020.

Moved, Seconded, Carried 4-0

Landscape Committee Report

Sandra reported on landscaping of the hill behind 1221 and 1255 to help with soil erosion that

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will take place during the MOD days.

Building Maintenance Report

Rick West gave the following report:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. 1255 TG 1A / 1B - Balcony Deck Coating and Dry Rot repairs - Contractor: A-One Construction. Work includes new Excel Waterproof Pedestrian Coating. After work began extensive dry rot was found in one of the building deck support columns. Destructive testing was performed. The cause was found at the gutter system. Bartolami Engineering inspected the project and submitted drawings to the city as needed for additional permits. (This Project was completed in December 2020).
2. 1255 downspout replacement - Contractor A-One Construction - Cost \$981.00. (This Project is scheduled to be completed on 1/15/21).
3. 2021 budget include \$45,250.00 for Deck Coating and \$ 17,575.00 for Exterior Deck Carpentry. At the Board's request MOD will start putting additional bids out for new deck coating. (Pending Board approval to proceed)

Reserve Study/Helsing Report

A report was not presented.

Budget and Finance Committee Report

A report was not presented.

Alterations Committee Report

A report was not presented.

Old Business

- a. **Merging with Another Mutual:** The Board discussed merging with another Mutual and possibly setting up a zoom meeting for initial discussions.
- b. **Possible Dates for Deck Inspections:** Rick West reported that he should have dates by the March Board Meeting.

Next Board Meeting

The next regular meeting will be held on Friday, March 19, 2021 at 11:00am via Zoom.

Adjournment

President Todd adjourned the meeting 11:31 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.

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Kelly Maki

Assistant Secretary