

FIFTH WALNUT CREEK MUTUAL

REGULAR MEETING MINUTES OF THE BOARD
FRIDAY, JANUARY 20th, 2023, AT 11:00AM
BOARD ROOM – GATEWAY
1001 GOLDEN RAIN RD – WALNUT CREEK, CA 94595

Call to Order

President Lew called the meeting to order at 11:02 a.m.

Roll Call

Directors Present: Sandra Lew
Mary Fielder
Joy Todd
Nancy Valencia

Directors Absent: Marlene Farrell

Also Present: Lucy Limon, Board Services Coordinator Rick West, Building Maintenance Manager and John Tawaststjerna, Landscape Manager

Approval of Meeting Minutes

Secretary Farrell asked if there were any additions or corrections to the following minutes:

Regular Meeting MinutesNovember 18th, 2022

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. Comments included what is a Mutual and GRF responsibility, the age of the mutual roofs, and the status of the damaged caused by the storm.

President’s Report

President Lew reported that Joel Lesser sent an email to the Board and advised that they will be paying a \$539 fee for the renegotiation of the MOD management contract. Sandra Lew will be reaching out to Joel to ask if this fee could be less since Fifth Mutual is only 18 units.

Vice President’s Report

A report was not presented.

Secretary’s Report

A report was not presented.

Treasurer’s Report

Mary Fielder provided spreadsheets to the board for the financial as of November 30th, 2022.

FIFTH WALNUT CREEK MUTUAL

Operating: \$81,034
Reserves: \$241,169

The Board made a motion to certify compliance with Civil Code 5500 as of November 30th, 2022.

Moved, Seconded, Carried 4-0

Motion to adopt a resolution for 2023 certifying compliance with Civil Code 5502 to allow MOD Accounting to sign checks for 5WCM.

Moved, Seconded, Carried 4-0

Landscape Committee Report

John Tawaststjerna reported that the workday in December was cancelled because of the storms. The new MOD Day is February 10th. John agreed to give the Mutual an extra workday.

Building Maintenance Report

Rick West, Building Maintenance Manager, presented the following report:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. Contractor: GBG - Balconies Completed. 1221 AS 4C/1221 AS 3C/1221 AS 3A/1221 AS 2B. Next Deck is 1221 AS 2B Lvrn - Contractor: GBG Cost \$12,965.98
1221 AS 2B Den - Contractor: GBG Cost \$12,191.48
Total Cost \$25,157.45
Scheduled pending weather.

GBG was sent the [Balcony Inspection Report and Coating Priority list](#) to obtain estimates for the remaining Balconies.

2. 660044 01/10/2023 PHI Open Mutual Operating 1221 AVENIDA SEVILLA #1C RES REPORTING RAIN COMING IN THROUGH WINDOW RAIN LEAKS - LEAKING WINDOW IN THE MASTER BEDROOM. SHEETROCK SURROUNDING THE WATER WAS WET PER MOISTURE METER. WATER DRIPPING FROM THE TOP OF THE WINDOW FRAME. GUTTER ABOVE THE WINDOW. WATER STREAKS ON THE GUTTER. POSSIBLE CAUSE OF THE LEAK COULD BE CLOGGED DOWNSPOUT AND BROKEN ROOF TILES. ROOFING DEPT. INSPECT THE GUTTER/DOWNSPOUT AND POSSIBLE BROKEN ROOF TILE. DIRECTOR FEILDER WAS UPDATED. PICS WERE TAKEN OF THE INTERIOR AND EXTERIOR. MET LUIS ON SITE REGARDING THE EXTERIOR WORK THAT IS NEEDED. 1-11, EMAIL REQUESTING THE NEED TO OBTAIN ESTIMATE TO INCREASE THE SIZE OF THE GUTTER AND DOWNSPOUT. NEW S/O WAS MADE FOR LUIS. S/O WAS REQUESTED FOR AMAC TO OPEN THE SOFFIT IN THE MASTER BEDROOM NEAR THE WINDOW.

Total 120.00

Budget and Finance Committee Report

FIFTH WALNUT CREEK MUTUAL

No report was presented.

Alterations Committee Report

A report was not presented.

Old Business

None.

New Business

a. Purchase of LED Lights:

Rick West will investigate this matter with Pete Katzman from MOD.

b. Rain Leaks at 1221 Avenida Sevilla:

The heavy storms cause a lot of rain leaks at 121 AS. Sandra and Mary will send pictures of the damage to Rick so that all issues can be addressed.

c. Driveway Pavement at 1221 AS: T

This topic has been tabled until the next meeting.

Next Board Meeting

The next scheduled meeting will be the Regular Board Meeting held on Friday, March 17th, 2023, at 11 am, in the Board Room at Gateway.

Adjournment

President Lew adjourned the meeting 11:57 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