

FIFTH WALNUT CREEK MUTUAL

REGULAR MEETING MINUTES OF THE BOARD
FRIDAY, NOVEMBER 18th, 2022, 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 11:00 a.m.

Roll Call

Directors Present: Sandra Lew
Marlene Farrell
Mary Fielder

Directors Absent: Joy Todd

Also Present: Lucy Limon, Board Services Coordinator Rick West, Building Maintenance Manager

Approval of Meeting Minutes

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

Regular Meeting Minutes September 16th, 2022
Special Meeting Minutes November 2nd, 2022

The above minutes were approved as submitted.

Moved, Seconded, Carried 3-0

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

A report was not presented.

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 September 30th, 2022. (See attached)

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

Moved, Seconded, Carried 3-0

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Landscape Committee Report

Sandra Lew – for Joy:

The committee performed a walkthrough to determine what plants need to be replaced. MOD landscape will also be removing several bushes. All this will be addressed in 2023.

Building Maintenance Report

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

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 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

Estimate to be presented to the board for approval.

GBG was sent the Balcony Inspection Report and Coating Priority list to obtain estimates for the remaining Balconies.

2. Estimate for snaking and camera Sewer line all three buildings. 1209 / 1255 / 1221 Avenida Sevilla
Davis Plumbing Estimate Presented to the board.

Budget and Finance Committee Report

No report was presented.

Alterations Committee Report

A report was not presented.

Old Business

None.

New Business

- a. Appointment to Board Vacancy:

A motion was made to appoint Nancy Valencia to the vacant position.

Moved, Seconded, Carried 3-0

- b. Parking Signs:

A motion was made to install parking signs across 1209 AS.

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Moved, Seconded, Carried 3-0

Next Board Meeting

The next scheduled meeting will be the Regular Board Meeting held on Friday, January 20th, 2023, at 11 am, in the Board Room at Gateway.

Adjournment

President Lew adjourned the meeting 11:35 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