

FIFTH WALNUT CREEK MUTUAL

REGULAR MEETING MINUTES OF THE BOARD FRIDAY, SEPTEMBER 17, 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 (Via phone)
Mary Fielder
Marlene Farrell

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

Approval of Meeting Minutes

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

Annual Meeting MinutesJune 18, 2021
Organizational Meeting Minutes.....June 18, 2021

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 dumpsters and landscape.

President's Report

President Todd reported on the home fire safety survey that will be going out to Rossmoor residents. He briefly touched on the expected increase in insurance.

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 reports of January 2021-March 2021

Rick West reported on the July 31, 2021, Financial Report:

Operating Fund Balance: \$41,289

Reserve Fund Balance: \$161,758

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The Board made a motion to certify compliance with Civil Code 5500 by review of the monthly financials through July 31, 2021.

Moved, Seconded, Carried 4-0

Landscape Committee Report

Marlene and Mary reported that Terra Landscape came by and pulled out the rosemary they damaged. It was also reported that the estimates given for landscape upgrades were overpriced, committee members decided that they would take on the upgrades themselves.

Building Maintenance Report

Rick West gave the following report:

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. 2021 budget include \$45,250.00 for Deck Coating and \$ 17,575.00 for Exterior Deck Carpentry. Change orders may occur if additional dry rot is found after membrane tear off. At the board' s request MOD will start putting additional bids out for new deck coating. 1221 AS 3C is the first unit to receive the New Excel Waterproofing System due to the poor condition of the decks. This project includes 2 raised Balcony Decks. Next candidate is 1221 AS 4C. This unit has the original Duro Last membrane still installed. Last is 1221 AS 3A This deck is also in poor condition. 1221 AS 1B is the last candidate on this report. Also, original membrane.

1221 AS 3C Contractor GBG - Estimated cost \$10,337.25

1221 AS 4C Contractor GBG - Estimated cost \$6,998.37

1221 AS 3A Contractor GBG - Estimated cost \$7,913.59

1221 AS 1B Contractor GBG - Estimated cost \$8,143.47

Total Contract is \$33,392.68

Work pending, scheduled or in progress.

2. This year - 1221 3B Flooded - Kitchen Sink overflowed due to water left on. Damage to 3B also Damage to Unit 3A ceiling and wall both bathrooms, vanity, and master closet. Damage to 4A Master closet walls and floor along with additional damages.

Contractors: Protera / AMAC / Steamatic / Eisen Environmental / MOD.

**YTD Cost for this project \$26,936.30 This does not include MOD Supervision and admin. Fees.
(Project is in progress).**

3. Inspection of all of the mutual Building Chimney Caps and Arrestors.

Contractor: Charlie Dunn & Sons. COST \$450.00

The Board made a motion to approve Charlie Dunn & Sons for inspection of Chimney Caps &

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Arrestors at \$450

Moved, Seconded, Carried 4-0

A motion was made to hire Bay Air Flow for dryer vent inspections. Rick West to provide contract and invoice to Board.

Moved, Seconded, Carried 4-0

Reserve Study/Helsing Report

It was briefly reported that the Board will meet with MOD for the 2022 budget.

Budget and Finance Committee Report

A report was not presented.

New Business

- a. Approval of GRF Evacuation Zone Signs at Entry:

A motion was made to approve the installation of evacuation signs at entry.

Moved, Seconded, Carried 4-0

- b. Policy Change/Update:

The Board briefly expressed updated their trash policy. More info to come.

Alterations Committee Report

A report was not presented.

Next Board Meeting

The next meeting will be the Annual Meeting on Friday, November 19th, 2021, at 11:00am, directly followed by an organizational meeting.

Adjournment

President Todd adjourned the meeting 11:54 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