



WALNUT CREEK MUTUAL FIFTY
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 15, 2022, AT 10:00AM
ZOOM MEETING

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/83677141578> or use the meeting ID: 836 7714 1578. You will see a few prompts to click on such as allowing “the page to open zoom.us,” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on.

If residents just want to hear the deliberations, they can dial 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 836 7714 1578.

For technical support to join a meeting, contact Joe Bruzdinski at (925)988-7641 or JBruzdinski@rossmoor.com

AGENDA

- 1. Call to OrderMs. Landeros
- 2. Roll CallMs. Limón

Donna Landeros, President

Abbie Ogawa, Vice President

Rich Johnstone, Treasurer

Joan Schwanz, Secretary

Rod Lee, Director

- 3. Approval of MinutesMs. Landeros
 - a. Regular Board Meeting Minutes.....January 18, 2022
 - b. Executive Session Meeting Minutes.....January 18, 2022
- 4. President’s Report.....Ms. Landeros
- 5. Secretary’s Report.....Ms. Schwanz
 - a. Election
- 6. Treasurer's ReportMr. Johnstone
 - a. Motion to certify compliance with Civil Code 5500
- 7. Committee ReportsMs. Landeros
 - a. Building and FacilitiesMr. Johnstone
 - b. LandscapingMs. Schwanz
 - i. January 21st Meeting
 - c. Governing DocumentsMs. Ogawa/Mr. Johnstone
 - d. Finance CommitteeMr. Johnstone/Ms. Landeros



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8. Old Business

- a. FHA Mortgage Status – Joan Schwanz
- b. Seller/Buyer Expectations –Real Estate Agents and Buyer – Donna Landeros and Rich Johnstone
- c. Amendment to CC&Rs to comply with the California Law (CA Code Section 4741) regarding rental restrictions – Abbie Ogawa

5.13 – “No more than 25% of the Units (or 28 units) may be rented or leased at any given time”

- d. Updating Mutual Documents – Abbie Ogawa
- e. Surveillance Cameras AD HOC Committee Update – Abbie Owaga, Pam Armstrong, Rod Lee, Gayle Rotner
- f. Award of contract for roof evaluation (for Executive Committee) – Abbie Ogawa/Rich Johnstone

9. New Business

- a. Delinquency Policy.....Ms. Landeros

10. Members Forum (3 Mins per speaker).....Ms. Limón

11. Announcements: Next scheduled meeting will be held on Tuesday, March 15th, 2022, at 10:00 am via Zoom

12. Adjournment to Executive Session: if necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

Executive Meeting Agenda

- 1. Call to Order and Roll Call
- 2. Contract Approval/Update
- 3. Legal Matters
- 4. Unpermitted Landscape and Alterations
- 5. Adjournment