



Walnut Creek Mutual Fifty (Mutual 50)

MEETING OF THE BOARD OF DIRECTORS - ZOOM MEETING FRIDAY, OCTOBER 29, 2021, AT 10:00AM

Zoom instructions: To view the meeting on your computer, tablet, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/81643851638> or use the meeting ID: 816 4385 1638. 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: 816 4385 1638.

Agenda

1. **Call to Order**

Donna Landeros

2. **Roll Call**

Donna Landeros – President
Abbie Ogawa – Vice President
Rich Johnstone – Treasurer
Joan Schwanz – Secretary
Rodney Lee – Director at Large

Golden Rain Foundation Personnel Attending:

Paul Donner, Director of Mutual Operations
Clayton Clark, Building Maintenance Manager
Lucy Limon, Board Services Coordinator

3. **Approval of Minutes:**

- a) Regular Meeting Minutes held on September 21, 2021
- b) Executive Meeting Minutes held on September 21, 2021
- c) Budget Meeting Minutes held on October 21, 2021

4. **Presidents Report** – Donna Landeros

5. **Secretary Report** - Joan Schwanz

- a) Scheduling of committee meetings

6. **Treasurer Report** - Rich Johnstone

7. **Committee Reports**

- a) **Building and Facilities** – Abbie Ogawa/Rich Johnstone

- 1) The committee requests Board approval to spend \$15,000 for **a)** a roofing consultant to make an assessment of two manor roofs and to estimate the remaining life of these roofs and what action and funding would be needed to extend the life of these roofs, and **b)** MOD staff to assist the consultant by removing and replacing tiles on each roof.
- 2) The committee requests Board approval to spend \$1,200 to test whether 5-watt LED lights would provide adequate lighting for exterior lights. The committee would purchase 5 different LED fixtures @ \$150 and install them at \$75 per hour.
- 3) Motion to appoint Mark Strovink to the Building and Facilities committee.

b) **Landscaping** – Joan Schwanz

- 1) The wooden retaining wall between 5501/5513 will need stone replacement within the next 3 years. The Landscape Committee agrees with MOD that it can last a year, with careful monitoring.

“As we have not saved enough for its repair this year, the Committee moves that the repair be deferred until 2023 or until the wall’s condition deteriorates”

c)) **Governing Docs** - Abbie Ogawa/Rich Johnstone

- 1) Motion to appoint Toby Dicker to the Governing Documents committee.

d)) **Financial** - Rich Johnstone

9. 2022 Budget Approval

10. Members Forum (3 Min Per Speaker)- Lucy Limon

11. Adjournment- Next Meeting **Tuesday, November 16, 2021, at 10AM by Zoom**

Executive Meeting Agenda

- 1. Roll Call**
 - 2. Item:** Deeded Garages
 - 3. Adjournment**
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