



Walnut Creek Mutual Fifty (Mutual 50)

**BOARD MEETING MINUTES
TUESDAY, FEBRUARY 15, 2022, AT 10:00 A.M.
ZOOM MEETING**

Call to Order

President Landeros called the Regular Meeting of the Board to order at 10:01 a.m.

Directors Present

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

Also Present

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Clayton Clark, building Maintenance Manager; Joel Lesser, Chief Financial Officer and Lucy Limon, Board Services Coordinator.

Approval of Meeting Minutes

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

- a. Regular Meeting Minutes January 18, 2022
- b. Executive Meeting Minutes January 18, 2022

A motion was made to approve the above sets of minutes.

Moved, Seconded, Carried 5-0

President’s Report

President Donna Landeros reported on the updates that have been made to the Rossmoor website. Landeros also reported on the upcoming security improvements to the Security Gate at the Rossmoor entry. A planned evacuation will take place in May, more info to come. A second evacuation route is still in progress.

Secretarial Report

Joan Schwanz gave the following report:

Our AGM is May 17, 2022, and we will be selecting a new Board member to take the place of Abbie Ogawa. Lucy has inserted an article in the paper for several weeks and there have been 0 responses so far. We have until Feb 16 (tomorrow) for candidate nominations. Please contact one of your Board members if you are

interested. We also need to select an Inspector of Elections by 3/3/22. It is possible to appoint someone by acclamation or extend the deadline and we will also approach appropriate individuals about joining the Board.

Treasurers Report

No report was given.

- a) Motion to certify compliance with Civil Code 5500 by review of the November 30th, 2021, Financial Report.

Moved, Seconded, Carried 5-0

Committee Reports

Buildings and Facilities

Update on Recommending a Roofing Consultant

- 1) The committee discussed and approved changes to the roof assessment proposal submitted by Avelar dated February 1, 2022.
- 2) Abbie Ogawa will request the Board to approve the Avelar proposal subject to legal review.

Update on Replacement of Exterior Light Fixtures

- a) The committee approved that Doug Bettencourt arrange a meeting with Current Electric, which is the Light way manufacturer's representative. Light way is the manufacturer of the original exterior light fixtures. Other meeting attendees would include Sang Electric and a MOD representative.
- b) The goal of the meeting with Current Electric is to identify LED fixtures with wiring that is compatible with the existing fixtures, provide sufficient light for nighttime safety, have a long life and replaceable bulbs, and use less electricity than the existing fixtures.
- c) Doug will also ask the Current Electric representative whether there are any safety issues with the existing fixtures.

Update on Smoke Detectors and Whether Any Corrective Action Should be Recommended to the Board

- 1) Doug Bettencourt's understanding is smoke detectors that are older than 10 years might be unreliable and, if so, should be replaced.
 - 2) Doug will obtain detailed information regarding a Gentex Smoke-only Detector and a Gentex Alarm Bell. Gentex is the manufacturer of the original hardwired smoke detectors. The committee wants information regarding how residents would turn off interior and exterior alarms in the event of detector malfunction.
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- 3) Before proceeding with any recommendations regarding smoke detector replacements, the committee would request Board approval for a legal opinion regarding M50 responsibility for the hardwired smoke detectors.

Newsletter information

- 1) Clayton Clark suggested the next M50 newsletter request residents to submit a MOD work order if their unit has loose railings that need to be secured.
- 2) Abbie Ogawa suggested the next M50 newsletter remind residents to test their battery-operated smoke detectors. If they are unable to do so themselves, they could employ the handyman service.

Landscape -

Joan Schwanz gave the following report:

Landscaping Committee - Terra will plant oleanders behind current black pine hedges for privacy. One hedge on E25 is shading the oleanders so they can't grow. That Homeowner agrees that we can cut down the hedge first, so the oleanders can get sun. Also, that Homeowner would like a Pine tree beside her manor to be trimmed to reduce needles and cones on her porch. She is willing to pay for the trimming, as we are planning to cut the tree in a few years when it has died and cannot pay to trim it now. Steve Ormond of MOD will arrange for us to meet with Waraners again, in the spring, to assess which smaller trees are not viable and present fire fuel this needing to be cut. At that meeting we will also arrange to have guy wires put on olive trees that are leaning and discuss how to get rid of juniper stumps (if it is possible). Two applications and payment from Homeowners to have their crape myrtles trimmed were given to Steve for Mr Waraner and have been done already. We are still waiting for permits to remove one Aleppo Pine tree at 24/25 and 3 stumps of pines along E23. The drought continues to be of great concern, and the cost of water is expected to rise. The new Terra Contract gives us 2 options, 3 or 5 years. The 3-year option increases are 0%,3% and 3% from current. The 5-year option increases are 0%, 2%, 2%, 0% and 2%. Terra has given us good service in the past. We interviewed another Private Landscaping company, that does a lot of work in the Danville area, and their price was more than Terra's price. They provide weekly instead of monthly service and could not guarantee its plantings because MOD controls the water. Another commonly used landscaping company in Rossmoor was also asked to submit a quote but they didn't do so, for unknown reasons. They generally are known to be more expensive than Terra, however. The Landscape Committee recommends M50 stay with Terra and the 5-year option, to

be signed by M50 and Terra Landscaping. The contract has 4 typos in it that are being corrected by legal counsel, but otherwise it seems fine.

- Motion: The Board of M50 recommends Donna Landeros signs the 5-year contract with Terra Landscaping 2022- 2027.

Moved, Seconded, Carried 5-0

During the MOD prepaid days in April, we will remove the last of the junipers along E23, and possibly some of the juniper Stumps. Rebecca Pollon is leaving Rossmoor, and Steve Ormond and Eddy Ibarra will be our Landscape contacts at MOD until her replacement is found.

Lastly, the Landscaping Committee would like to modify the current policy regarding watering plants on porches. Several disabled Homeowners cannot handle heavy watering cans so are using hoses on their porches, but the current Policy and Procedures # 20.12 and # 21.3 do not take this into account. The Landscaping Committee is willing to give permits to these Homeowners and will submit the modified P&P to the Documents Committee, for Board Approval.

Governing Documents -

No report was given.

Financial –

No report was given.

Old Business

- a. FHA Mortgage status: - The 4/29/2010 current contract with GRF was signed by Donna and submitted to Martha Echols with a year -end income statement for 2021. Martha Echols (Mutual of Omaha) thinks we should have HUD acceptance in the next two to three weeks. After that, I would like to consider having Martha as a guest speaker at our next Board Meeting to inform Homeowners about reverse mortgages that are available. There was general agreement among Board Members, as long as advantages and disadvantages are discussed as none of us are financial planners
- b. Amendment to CC&Rs to comply with the California Law (CA Code Section 4741) regarding rental restriction – Abbie Ogawa

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

Moved, Seconded, Carried 5-0

- c. Surveillance Cameras AD HOC Committee Update – Abbie Owaga, Pam Armstrong, Rod Lee, Gayle Rotner: The committee to refer to the Governing Documents to develop a policy on installed cameras.
- d. Award of contract for roof evaluation – Abbie Ogawa/Rich Johnstone: A motion was made to allow Donna Landeros to sign contract with Avelar for roof evaluation, subject to legal review.
Moved, Seconded, Carried 5-0

New Business

- a) Delinquency Policy – Donna Landeros:** No action taken.

Members Forum

Residents were afforded the opportunity to express their general concerns and make comments.

Comments included a second evacuation exit.

Announcements

Next scheduled meeting will be held on Tuesday, March 15th, 2022, at 10am in the Fairway Room at Creekside.

Adjournment to Executive Session

The Board Meeting adjourned at 11:36 AM and went into an Executive session. Executive session topics included contract approvals and legal matters.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes.

Lucy Limon

Assistant Secretary
Mutual 50