



Walnut Creek Mutual Fifty (Mutual 50)

**BOARD MEETING MINUTES
TUESDAY, FEBRUARY 21ST, 2023, AT 10:00 A.M.
FAIRWAY ROOM – CREEKSIDE
1010 STANLEY DOLLAR DR – WALNUT CREEK, CA 94595**

Call to Order

President Landeros called the Regular Meeting of the Board to order at 9:59 a.m.

Directors Present

Donna Landeros, President
Jim Bolinger, Vice President Herbert Roeper, Secretary

Directors Absent

Rich Johnstone, Treasurer

Also Present

Mutual Operations staff was represented by Clayton Clark, Building Maintenance Manager; John Tawaststjerna, Landscape Manager and Lucy Limon, Board Services Coordinator.

Members Forum

Residents were afforded the opportunity to express their general concerns and make comments. No comments were made.

Approval of Meeting Minutes

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

- a. Regular Meeting MinutesJanuary 17th, 2023
- b. Executive Meeting Minutes.....January 16th, 2023

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

Moved, Seconded, Carried 3-0

President’s Report

President Landeros announced that Joel Lesser will be resigning in April. MOD will be hiring additional support for the accounting department.

Secretarial Report

No report was presented.

Treasurers Report

- i. A motion was made to agree to the terms and conditions and participate in the GRF Shared Deductible Agreement.
Moved, Seconded, Carried 3-0
- ii. A motion was made to authorize the Treasurer to execute the 2023 Annual Investment Plan.
Moved, Seconded, Carried 3-0

Committee Reports

Buildings and Facilities

No report was presented.

- i. Approve the expenditure, not to exceed, of \$2,500 for the services of Mr. Jim Hogue to 1) review the scope of work and to for Mr. Hogue to provide an independent estimate when he finishes the scope of work.

Moved, Seconded, Carried 3-0

Landscape -

The landscape committee will be scheduling monthly meetings, most likely in person. Jim will be polling the members to determine what dates work.

Governing Documents -

No report was presented.

Social – AD HOC

No report was presented.

Old Business

New Business

- a. Review AB 648 which would allow teleconference only meetings; and authorize the President to send letters of support on behalf of M50.

Below is the memo that was received by M50 legal counsel:

Dear Associations, Mutuels, Officers, and Directors:

As you know, the Davis-Stirling Common Interest Development Act (“the Act”) governs the management and operation of Common Interest Developments. Under the current Act, a board meeting held by teleconference must also provide at least one physical location allowing members to attend in person and requires a board to establish alternative procedures if gathering in person is unsafe or impossible. These requirements have not only been burdensome for some associations, they fail to address the fact that almost every member of an association has free access to commonplace and readily available video technology.

Yesterday, after considering such burdens and conditions, the California Assembly introduced Assembly Bill 684. If it passes, this Bill will allow a meeting to be conducted entirely by teleconference if (1) the Notice provides clear instructions on how to participate, and (2) each director and member has the same ability to participate if the meeting were held in person (i.e., resident’s forum, seeing documents discussed, etc.) Further, the Bill would now allow teleconference-only meetings where ballots are counted and tabulated if the camera is placed in a location so members can witness the inspector counting and tabulating the votes.

We will keep you informed as the Bill moves through the Legislature.

MOD Manager's Report

No report was presented.

Announcements

Next scheduled meeting will be held on Tuesday, March 21st, 2023, at 10am in the Fairway Room at Creekside.

Executive Meeting Disclosure

The Board met in an executive session on Tuesday, March 21st, 2023, to discuss member matters.

Adjournment

The Board Meeting adjourned at 10:43 AM.

Secretary's Certificate

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

Lucy Limon

Assistant Secretary
Mutual 50