

Rossmoor M50 Board of Directors Meeting July 20,2021 at 10 AM

Hybrid Meeting in Person at Redwood Room, Creekside and ZOOM

Submitted by Joan Schwanz, sect. M50

1. **Call to Order-** Christine Conti

2. **Roll Call** - Christine Conti

9 Homeowners present in person at the Creekside/ 11on ZOOM . Board Members Present:

President- Donna Landeros

VP- Abbie Ogawa

Treasurer- Rich Johnstone

Secretary- Joan Schwanz

Member at Large and IT Support- Rod Lee

3. **Approval of Minutes**

A) Board Meeting June 25,2021- passed unanimously

B) Executive Session Meeting held June 25,2021- passed unanimously

4. **Presidents Report-** Donna Landeros - meeting was delayed 15 min while we set up Hybrid (ZOOM/ in person) meeting, so Donna just had time to welcome us.

5. **Secretary's Report-** Joan Schwanz

A) in the past, Official Agendas & Postings are first class mailed to Homeowners or posted at Gateway bulletin Board (closed during Pandemic). The website rossmoor.com > *Mutual 50*> *Agendas* also has official postings and agendas during the Pandemic and are considered official. Trash enclosures posters and emails are a convenience.

B) The Annual Disclosure was last printed Nov. 1, 2020 when we were part of TWCM. Next one will be about Nov.1,2021 as M50. It will be mailed to your home, and includes important guidelines for financial and non financial HOA guidelines and posting timelines required in CA.

C) The Plant Palette for M50 is also posted on the Rossmoor M50 website under " *Misc*" tab.

D) If a Homeowner prefers first class Mail for official business, they can submit that request to our secretary at Gateway. Keep in mind first class Mail is more expensive and contributes to our costs.

6. Treasurers Report- Rich Johnstone

The budget consist of 2 funds: Operating and Reserve. The operating Fund is used for routine payments , such as building and landscape maintenance, insurance, utilities, and professional services. The Reserve Fund is used mainly to pay for capital improvements in the current year and fund to fund capital improvements in future years.

Operating fund

- A) As of June 30, actual expenses are 47% of the 2021 budget
- B) Mutual Shared Deductible :
 - a. Mutual 50 budgeted \$3,336 in 2021 for this category
 - b. If a Rossmoor Mutual incurs a property loss, they pay the first \$10,000 of the policy deductible. All Mutuals share in paying the remainder of the deductible on a per-manor basis.
 - c. In May, Mutual 50 was charged \$628 as the shared deductible for a Fourth Walnut Creek Mutual loss from water damage in December, 2019.

Reserve Fund

- A) As of June 30, actual expenses are 20% of the 2021 budget
- B) In the second half of 2021, we expect significant payments for roof tune- ups, paving, and landscape.
- C) The most significant payments in the first half were for landscape work (using 2020 funds held over for this purpose). Joan Schwanz and I will be reviewing these payments to ensure accurate billing.

7. Committee Reports

- A) Building and Facilities- Donna Landeros
DocuSign will be used to authorize MOD work orders for Homeowner requests by buildings and Facilities, and Landscaping.
- B) Landscaping- Joan Schwanz
 - a) M50 has 7 irrigation smart controllers ; 4 are near the end of their lives (2006-2020). All will be phased out soon to 4 G as they are 2G and 3G. Will have to replace them all by buying new ones or leasing- this is an issue across the Valley, not just M50.
 - b) **Option 1- continue to own-** cost approx. \$2250 per controller (\$15,750 capital expenditure) plus \$239/yr per controller for time 5 years -10 years. Look after own maintenance/ repairs & interaction with company.
Total cost : \$3600 per controller over 10 years.
 - c) **Option 2 - lease-** MOD has arranged with Jain Irrigation to phase in the oldest to newest controllers over the next 9 years at \$30/ controller per month. M50 will sign the contract, warranty 10 years with ongoing needed repairs.
Total cost : \$3445 per controller over 10 years. Virtually same price as option 1 with more work for us for upkeep & maintenance.

Possibly access to PACE low cost financing (government backed money for Green initiatives) could be arranged - MOD has provided a number for brokers. Questions posed by Building Committee members, answered by MOD.

Motioned, seconded and passed 5/0 that we will take option 1 of leasing new controllers with Jain per MOD arrangements. This will be AFTER the financial details will be forwarded by Joan to Rich (Treas) , Donna (Pres), and Lou / Doug & if no negative details are found.

C) Governing Documents- Abbie Ogawa- The proposed M50 Policies and Procedures have been mailed to all Members and the required 28 day comment period has passed. Comments have been made by one Member and considered by the Committee. Based on those comments the Committee recommended minor changes for clarity to paragraph 18.3, a rearrangement of the sentences in paragraph 31.2, again for clarity, and an added reference in that paragraph to state and local laws. Typographical corrections were also recommended for paragraphs 14.8 and 16.3. If approved by the Board, an errata sheet reflecting these changes will be mailed to each member.

8. Members Comments (3 Min each)- A Member reported they had provided comments on the Policies and Procedures. It appears those comments were not forwarded to the Document Review Committee due to an administrative error. The Member will provide those written comments directly to the Committee Chair, they will be considered, and any resulting changes will be recommended to the Board.

9. It was moved and seconded that the Board approve the Policies and Procedures as amended, and they were approved by unanimous vote. .

10. **Next scheduled meeting** : Aug. 17, 2021 10 AM, using this Hybrid/ ZOOM format unless there are Pandemic changes.

Executive Session Minutes

1. **Call to order**
2. Contracts: consideration of Home insurance Settlement and Table Rock Engagement Letter
3. Adjournment, Next Meeting Aug. 17, 2021 10AM

PLEASE NOTE: THESE MINUTES WERE RECONSTRUCTED BY THE BOARD SECRETARY OF M50, JOAN SCHWANZ , (WITH HELP FROM THE OTHER M50 BOARD MEMBERS). THE MOD SECRETARY ,WHO NORMALLY WRITES THESE MINUTES, CHANGED UNEXPECTEDLY. THE BOARD WAS NOT PROVIDED WITH ANY MINUTES FOR THIS MEETING.

THIS IS A TRUE COPY OF JOANS NOTES _____ DATE _____

