



**WALNUT CREEK MUTUAL FIFTY-THREE
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, APRIL 28th, 2023, AT 2:00 PM
ZOOM AND IN-PERSON MEETING
FAIRWAY ROOM- CREEKSIDE
1010 STANLEY DOLLAR DR- WALNUT CREEK, CA 94595**

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/88444245377> or use the meeting ID: 884 4424 5377. 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: 884 4424 5377

For technical support to join a meeting, contact (925)988-7627 Support@rossmoor.com.

AGENDA

- | | |
|---|-------------------------------|
| 1. Call to Order | Ms. Mintz |
| 2. Roll Call | Ms. Limón |
| Barbara Mintz, President
Brad Schimek, Vice President Matt Kaplan, Treasurer
Barbara Landberg, Secretary Michele Huff, Director | |
| 3. Members Forum (3 minutes per speaker) | Ms. Limon |
| 4. Approval of Minutes | Ms. Mintz |
| a. Regular Meeting Minutes | March 31 st , 2023 |
| 5. President’s Report | Ms. Mintz |
| 6. Treasurer's Report | Mr. Kaplan |
| i. Motion to certify compliance with civil code 5500. | |
| 7. Committee Reports | Ms. Mintz |
| a. Governing Documents | |



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- i. Committee members Sam Kushner and Bruce Smiley and Board Members Barbara Mintz and Brad Schimek continue to work on the Rules and Policies. Update of progress to be given at May meeting
 - b. Landscaping
 - c. Building Maintenance
 - d. Architectural Review
 - e. Finance Committee
8. Old Business
 - a. Mutual 53 Lighting Project – The lighting sub- committee has changed some light bulbs. Brad: update on photocells changes
 - b. Mailbox Replacement – Future Project – Albert Oliver to report any new information. It has been noticed that there are 4 mailboxes on Level A that are newer and different than all the others. Board to follow up with owners as to when and who installed the boxes and if an alteration application was submitted and approved.
 - c. Solar Installation by Simply Solar 4372 – Board of Directors authorized a second inspection and report of the roof damage due to the solar installation. Avelar, A Roofing Consultant Company provided the report and photos attached to the agenda. Board is working on next steps to resolve this matter
 - d. New Roofing Project 2023 – This item was tabled from March meeting. Board to discuss and decide how much of the remaining roofs, garages and carports will be redone in 2023. The last 2 buildings requiring new roofs are 4340 and 4436. Attached is the cost breakdown for the 2 buildings, and the cost breakdowns for the garages and carports. Please note Mutual can save \$2,500 if the 2 buildings and the garages at those buildings are reroofed at the same time. COSTS: 2 buildings \$178,384 garages at the 2 buildings \$35,568. TOTAL: \$213,952- \$2,500 is \$211,452. Total for entire job is \$359,108 plus \$18,000 for owners who paid for the reroofing of their own garages. Represents about ½ of current reserves. Board to discuss and decide



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- e. Inspections of Balconies and Walkways Civil code 555.1 IDA Engineering will be doing the inspections of walkways and balconies on May 1 and May 4. Residents have received notices regarding this very important work. The contract is based on hourly payment. Please be sure to arrange for someone to have access to your unit if you are not going to be at home. Either a board member or committee member will accompany the inspectors into your unit if you are not home. Cooperation can save some money

9. New Business

- a. Turn Around Areas for Emergency Vehicles - It is the opinion of a fire inspector that the turnaround areas on both level A and B should be red curbed and signed to indicate No Parking. Fire Codes relating to this topic will be provided to the Board at the meeting. Board to discuss.

10. Managers' Report – Paul Donner

11. Announcements: Next scheduled meeting will be held on Friday, May 26th, 2023, at 2:00 pm in the Fairway at the Creekside Clubhouse and via zoom.

12. Adjournment