



**WALNUT CREEK MUTUAL FIFTY-THREE
REGULAR MEETING OF THE BOARD OF DIRECTORS
FRIDAY, FEBRUARY 24th, 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/89122531126> or use the meeting ID: 891 2253 1126. 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: 891 2253 1126

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 Michelle Huff, Director | |
| 3. Guest Speaker - James Lee | Ms. Mintz |
| 4. Members Forum (3 minutes per speaker) | Ms. Limón |
| 5. Approval of Minutes | Ms. Mintz |
| a. Regular Meeting Minutes | January 27 th , 2023 |
| 6. President’s Report | Ms. Mintz |
| 7. Treasurer's Report | Mr. Kaplan |
| i. Motion to certify compliance with civil code 5500. | |
| 8. Committee Reports | Ms. Mintz |
| a. Governing Documents | |
| b. Landscaping | |



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- c. Building Maintenance
- d. Architectural Review
- e. Finance Committee

9. Old Business

- a. Policies and Procedures - Collections of Delinquent Assessments Policy to be approved by Board for distribution to owners for required 28-day review. The Policy to be voted on at the March 31st Board of Directors Meeting
- b. Update on Mutual 53 Bank Account
- c. Update on Joining ECHO
- d. Mutual 53 Lighting Project - Brad replaced the Photocell Controller for his building and the lights are working properly now. Brad is requesting approval to install new Photocell Controllers throughout Mutual 53. Cost to purchase photocell controllers is approximately \$236.25. Tom Roberts will work with Brad on this project. There are a total of 15 controllers. Light Bulb Replacement Current cost we pay MOD is about \$85 each time a bulb is changed for the cost of the bulb and the labor. Brad is suggesting he and some members of the maintenance are willing to do the light bulb changing. Board to discuss.
- e. Mailbox Replacement – Future Project: Albert Oliver any information?

10. New Business

- a. Tony Allenza Request to present information to Board of Directors RE: Solar Panels on neighbors.
- b. Bids for 2 new roofs for last two buildings. Bids for new roofs for garages and carports
- c. Civil Code 555.1 Inspections of Balconies and Walkways



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Barbara asked Clayton for bids for engineering companies to inspect walkways and balconies as per requirement of Civil Code 555.1

11. Managers' Report – Paul Donner

12. Announcements: Next scheduled meeting will be held on Friday, March 31st, 2023, at 2:00 pm in the Fairway at the Creekside Clubhouse.

13. Adjournment