



ROSSMOOR

WALNUT CREEK MUTUAL FIFTY-FIVE

MEETING OF THE BOARD OF DIRECTORS (ZOOM MEETING)

September 07, 2021, at 9:00 a.m. (Pacific Time)

Zoom instructions: To view Regular Session Meeting on computer, tablet, or smart phone, log-in to <https://rossmoor.zoom.us/j/86395860558> use meeting ID: 863 9586 0558, or scan QRCode. Click on allowing “the page to open zoom.us,” “join with video,” and “join with computer audio.” If want audio only, dial 1 669 900 6833, and then enter meeting ID: 918 4728 4483.



Executive (Closed) Session (8:30 a.m. – 8:55 a.m.) – Board of Directors

- E1. Meeting Called to Order & Roll Call** – Kelly Boruszewski
- E2. Further Hearing Matter Re Correction of Upper-Level Flooring Violation (06/29/2021)**
Motion to conclude matter process without assessment or further action
- E3. Further Hearing Matter Re Correction of Prior Non-Vehicle Garage Use Violation (06/29/2021)**
Motion to conclude matter process without assessment or further action
- E4. Third-Party Contracts Formation**
 - E4-a** Re Installation and Maintenance of Gutters and/or Screen Guards
 - E4-b** Re General Painting of Common Area
 - E4-c** Re Inspections and Maintenance of Fire Extinguisher Systems
 - E4-d** Re Other Contracts with Third Parties, as Presented

Regular (Open) Session (9:00 a.m.) – All Members

- R1. Meeting Called to Order** – Kelly Boruszewski
- R2. Roll Call** – Lucy Limon
- R3. Approval of Minutes of Regular and Executive Board Meetings of July 14, 2021** – Jan Klein
- R4. Residents’ Forum** – Lucy Limon
- R5. President’s Report** – Kelly Boruszewski
- R6. Treasurer (Finance Committee) Report** – Rob Ingalls
 - R6-a** Report and
 - R6-b** Motion to Certify the Board’s Compliance with Civil Code § 5500 in that the Mutual Funds Reports for April, May, June, (July) were Reviewed by Treasurer and Provided to all Directors.
- R7. Committees Reports**
 - R7-a** Emergency Preparedness Committee – Jane Blanchard
The Committee seeks a volunteer to be the Emergency Coordinator for Entry 19-Right, please contact Jane Blanchard or a director if interested. The Committee is planning its Quarterly Meeting and will advise of date.

(TURN OVER FOR FURTHER AGENDA ITEMS)

R7-b Governing Document Committee Report – Bobbie Richards

Committee is conducting a Town Hall style Quarterly Meeting seeking input from all members regarding additions, deletions, and modifications to Mutual 55's Bylaws and Rules & Procedures. The meeting will be via zoom (<https://tinyurl.com/GDC-Town-Hall>) starting at 10:00 a.m., Wednesday, September 8, 2021.

R7-c Landscape Committee Report – Kris Carey

Juniper removals: Approximately 75% of all junipers have been removed. The remaining 25% will be removed during 2022, under the second DFSC cost-sharing application (~\$3,000 give-back), which has been approved. There is no target date yet for replacement plantings.

Replanting: With possible water restrictions and summer heat, we wait for Fall to (1) replace ~270 junipers already removed and (2) replace ~105 dead plants (Prior Board approval).

Mulching: Two-thirds of common area is complete. The remaining 1/3 will be in 2022. Then, we recommend budgeting for re-mulching 1/3 of common area on rolling 3-year cycle.

R8. Unfinished Business

R8-a Motion to Approve Remove and Replace of 19L Retaining Wall – Kelly Boruszewski

R9. New Business

R9-a Motion to Reconsider July 14, 2021 Motion Re Transferring Reserve Funding into Secure Accounts – Rob Ingalls

July 14, 2021 Motion that \$240,000 in reserves be used to purchase Treasury bills/notes, \$240,000 be put in a sweep account, and the remainder be left in the checking account assuming all funds are either government securities or in FDIC insured investments.

Moved, Seconded, Carried 5-0. Upon Reconsideration Approval, . . .

Motion to Direct Assistant Treasurer to (1) Transfer \$240,000 from the Reserve Checking Account into FDIC Insured Sweep Account and (2) Transfer \$240,000 from the Reserve Checking Account into either purchasing U.S. Treasury Bills/Notes or FDIC Insured CDARS, each with a 24-month maturity period.

R9-b Motion to approve MOD Safety Department installation and maintenance of fire safety evacuation zone signs – Kelly Boruszewski

R9-c Motion to appoint Kelly Boruszewski as Member of Finance Committee – Rob Ingalls

R9-d Discussion re future of Community Committee – Kelly Boruszewski

R9-e Motion to delay last 1/3 of mulching until next year, and going forward, to spread mulching costs over 3 years: Do 1/3 of M55 area each year @ estimated annual cost of approximately \$8,000 - \$10,000 – Kris Carey

R9-f Motion to allow Landscaping Committee to execute work orders that are below a threshold amount (to be determined), without Board or Finance Committee approval – Kris Carey

R9-g Discussion re 2022 landscape budget and projected costs (Trees: \$16,500, Rehab/Ops: \$21,000) and pulling 2021 Reserve forward all from 2022, or spread over a few years – Kris Carey

R10. Announcement: Next Regular Meeting will be at 1:00 p.m. (PT), December 13, 2021

Held in-person or virtually (e.g., Zoom) or both dependent upon current endemic circumstances.

R11. Adjournment to Additional Executive Session

If necessary, for legal issues, contracts, disciplinary hearings, or delinquencies.