



ROSSMOOR

™ WALNUT CREEK MUTUAL FIFTY-FIVE

**WALNUT CREEK MUTUAL FIFTY-FIVE
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, DECEMBER 8, 2022 at 1:00 PM
BOARD ROOM – GATEWAY CLUBHOUSE
1001 GOLDEN RAIN RD – WALNUT CREEK, CA 94595**

MINUTES

Call to Order & Roll Call by President Richards at 1:00 PM

Directors Present:

Bobbie Richards, President
Dave Blanchard – Vice President
Rob Ingalls, Treasurer
Jan Klein, Secretary
Kris Carey, Director

Also present:

Lucy Limon, Board Services Coordinator
Paul Donner, Mutual Operations Director

Residents' Open Forum

No residents spoke.

Approval of Minutes

Regular Meeting Minutes of September 15, 2022
Special Meeting Minutes of November 4, 2022

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

Moved, Seconded, Carried 5-0

Presidents' Report

President Richards reported that there is no update on the deck inspection report because the inspector will be coming back out to the property to inspect the upstairs decks. The inspector is scheduled to return early 2023, 8 more addresses still need to be inspected.

There were thirty applicants who submitted their resumes for the CEO/General Manager position. Only 5 of those applicants met the requirements. The GRF Board and senior staff have interviewed the last two candidates and have made a decision. The decision is expected to be made public early next week.

A consultant has been hired to work with MOD and GRF for the replacement of the Jenark system. This project will take about 1 and a half years to complete and is expected to be costly.

New Residents:

- 4603 1A: John and Cynthia Vesecky
- 4761 1A – Robert Cohn
- 4785 2A – Tony and Roseanna Lavia
- 4785 3B – in escrow

Treasurer's and Finance Committee Report

Rob Ingalls gave the following report:

As of October 30, 2022, the Mutual 55 Operating Fund balance was \$163,088 compared to \$95,955 on March 31, 2022, the end of last fiscal year and includes \$26,805.45 from GRF for the Payroll Protection Program rebate and \$9,627.00 as a MOD dividend. In addition, the Mutual 55 operating expenses are \$22,623.00 below budget for the first seven months of the fiscal year.

As of October 30, 2022, Mutual 55's Reserve Account balance was \$812,652 compared to \$714,913 on March 31, 2022, the end of last fiscal year.

In October, we placed \$240,000 from our reserve account into a two-year T-Bill. This will add about \$21,000 to the reserve account by October 2024.

We are happy to have Jan Klein join Harry Beadle and me on the Finance Committee to fill the vacancy.

As for the financial statements and supporting documents through October 2022, every member of the Board and Finance Committee has received and reviewed these documents.

Motion: I move for the Board to ratify that it has met the review requirements of Section 5500 of the Civil Code.

Moved, Seconded, Carried 5-0

Motion: I move that Mutual 55 pay Mutual 39 \$530 as our share of the legal bill for the Sub-committee of the President's Club that is trying to get a more favorable contract for the Mutuals from GRF.

Moved, Seconded, Carried 5-0

Reports /Announcements

A – Community Committee

The committee is busy working on the upcoming holiday party. There will be a bin to collect canned goods for the local food bank.

B- Building and Facilities Update

President Richards introduced Dave Blanchard as the Board liaison.

C – Governing Document Committee

A motion was made to accept the attorney's proposal to review the Mutuals bylaws not to exceed \$2k.

Motion, Seconded, Carried 5-0

D – Management Agent

Paul Donner reported on third party billables –

He advised that per legal advice, it is the responsibility of the Mutual to protect their buildings, which include calling out a contractor to a manor when a resident is unable to address any damage. The Mutual can then forward the contractors bill to the resident so that they can contact their insurer. There has been instances when the resident fails to contact the insurer and the money is left owed, which affects all residents in the Mutual.

D – Emergency Committee

No report was presented.

E – Landscape Committee

Kris Carey gave the following report:

The majority of landscaping work has been completed for the year. Approximately 75 plants have been recently planted to replace dead shrubs and removed junipers. The proposed Entry 19 community area has been put on hold pending more resident interest.

Last 2 pre-paid days in 2022: Remove final junipers, below 4603 and below 4615

For Board discussion and decision today:

1. Bender-board replacement
2. Criteria for Board approving tree pruning
3. Refresh of the Entry 21 community area

New Business

A – Front Door Colors

Residents have asked if door colors can be changed. President Richards has asked other Mutuals what their policy is on this.

Bobbie and Jan will form a Task Force to look at paint colors for buildings and doors.

B – Outdoor Pagoda Lighting

Rob and Clayton ordered 3 different styles of pagoda lamps that will be installed as a trial.

Rob will get the pilot program going and then will hand it off to Dave Blanchard.

Adjournment at 2:34 PM