



ROSSMOOR

WALNUT CREEK MUTUAL FIFTY-FIVE

REGULAR AND ORGANIZATIONAL MEETING
January 31, 2022, at 10:00 AM (PACIFIC TIME)
ZOOM MEETING

Meeting Called to Order

Kelly Boruszewski called the Regular and Organizational Meeting to order at 10:01 AM

Roll Call

President, Kelly Boruszewski
Vice President, Bobbie Richards
Treasurer, Rob Ingalls
Secretary, Jan Klein
Director at Large, Kris Carey

GRF Staff

Paul Donner, Mutual Operations Director; Joel Lesser, Chief of Finance; Clayton Clark, Building Maintenance Manager and Lucy Limon, Board Services Coordinator.

Residents' Forum

No residents requested to speak

Secretary's Report and Motions

Motions to approve Regular and Executive Session Minutes from December 13, 2021
Moved, Seconded, Carried 4-0 (Boruszewski abstained)

President's Report

The president reminded the members that the Mutual's fiscal year runs from April 1 through March 31. But Board positions run from February 1 Through January 31. They are for three-year terms. Residents interested in applying for the two upcoming board positions should look for directions on applying beginning in the Fall.

Treasurer's (Finance Committee) Report and Motion

Treasurer Rob Ingalls provided the following report: As of November 30, 2021, the Mutual 55 Operating Account was \$90,377 compared to \$38,471 at the end of 2020. As of November 30, 2021, the Mutual 55 Reserve Account was balance \$649,561 compared to \$540,121 at the end of 2020. The Mutual has not received financial reports from December.

We have started developing the Mutual 55 budget for the fiscal year beginning April 1, 2022. We expect the new coupon to be between \$980 and \$1,020 per month. A 9.1% increase in the GRF Charges, a 9.7% increase in the MOD Management fee, a very difficult insurance market and a new requirement for deck inspections every nine years are among the most significant drivers that will dictate the coupon amount.

In preparing for the budget process, we found the MOD charged us \$2,926.51 in May for landscape work not done. We notified the MOD finance Department on January 20th and 24th and have not received anything but automated emails saying that we will be contacted within 24 hours.

We are waiting to receive the November Bank Statement for the Certificate of Deposit Account despite requests made to finance on December 20th, 24th, and January 4th and 10th.

Motion that the financial report for November was received by Managing Agent and provided to each Director and reviewed by Treasurer in compliance with the Civil Code.

Moved, Seconded, Carried 5-0

Committee Reports

(A) Community: The committee has disseminated newsletters each month, with the next newsletter anticipated in February. The committee is looking for residents interested in being on a social committee planning neighborhood events and welcoming new residents. Interested residents should contact Jan Klein at jamjanklein@gmail.com

(B) Emergency: The committee met in January and is planning neighborhood meetings in the spring on topics to help our community deal with issues that may arise. More information will be forthcoming.

(C) Governing Documents and Rules: The committee met to revise the rules and documents, considered resident comments, and will present final documents for approval at an upcoming meeting.

(D) Landscape: The committee met and plans an early March walk around to finalize work for the upcoming year. They will be asking for a budget to remove the remaining junipers in the mutual and noted that a 50% cost reimbursement had been approved. Water restrictions may limit the number of plants we can replace, and some trees may have to be removed if they are at risk. It was suggested that mulching would complete the remaining work that began this past year and the mutual begin a three-year cycle on mulch replacement. Use of the prepaid workdays was discussed and will continue at future meetings. The suggestion of making a path from Entry 19 to the new garden area in Entry 18 was not seen as cost-effective and will not be pursued.

Old Business

Tabled Motion re Pest Remediation: The motion on pest remediation was withdrawn because the work is the responsibility of residents, not the mutual.

New Business

Discussion of Infrastructure Needs for 2022: A request was made to have the MOD walk through the mutual and assess infrastructure for potential remediation. The MOD will walk the Mutual and advise.

Announcement of Next Meeting

The next meeting will be February 15 at 8:00 A.M. to discuss and vote on the upcoming fiscal year's budget and the coupon cost.

Organizational Meeting of Board for Officers and Chairs

The Organizational Meeting was called to order at 11:02 am.

The Officers for the upcoming year will be:

With no other nominations, Kelly Boruszewski was elected to the office of President.

With no other nominations, Bobbie Richards was elected to the office of Vice President.

With no other nominations, Rob Ingalls was elected to the office of Treasurer

With no other nominations, Jan Klein was elected to the office of Secretary

Director at Large, Kris Carey

Appointment of Joel Lesser as Assistant Treasurer.

The Board made a motion to appoint Joel Lesser as assistant treasurer.

Moved, Seconded, Carried 5-0

Appointment of Lucy Limon as Assistant Secretary

The Board made a motion to appoint Lucy Limon as assistant secretary.

Moved, Seconded, Carried 5-0

Adjournment at 11:12 AM