



ROSSMOOR ™ WALNUT CREEK

Walnut Creek Mutual Fifty-Six

BOARD OF DIRECTORS SPECIAL SESSION MEETING

Friday, September 19, at 11:00 a.m.

Meeting is Conducted In-Person Only

1255 Edgewater Court

AGENDA

Call to Order

President Ward called the meeting to order at 11:10 a.m.

Roll Call of Directors

Robert Ward, *President*

Don Jennings, *Vice President*

Excused:

Tim Walker, *Treasurer/Secretary*

New Business

Consider Rat Abatement – Don Jennings

Don reviewed the results of the recent inspections by Aantex of Mutual 56 buildings for rodent activity and provided the following information.

- Recent rodent activity was observed under all buildings inspected.
- Aantex proposed that all observed opportunities for rodent ingress/egress be removed (exclusion):
 - Vents (\$6700 Total)
 - Eaves and under decks (\$1,285 Total)
 - Repair voids in walls (\$570 Total)
 - Garage door sweeps (\$450/door) – 11 manors.
- And that an aggressive ongoing rat abatement be pursued,
 - Set traps (\$11,100 for traps in every manor monitored weekly for 3 weeks)
 - Set out bait boxes (\$19,425 for bait boxes around every manor inspected bi-monthly for 12 months)

Don added further observations and recommendations:

- Frequent rodent activity reports by many Mutual residents over many years.
- Aantex found instances of recent rodent activity in 11 different units.
- The mutual recently incurred costs to inspect and repair A/C duct damage caused by rodents.
- Aantex reported they normally charges \$99/inspection and rebaiting and have factored in a quantity discount at \$75/inspection and rebaiting.

- In accordance with Mutual 56 Governing Documents, garage door sweep repair would be at owner expense.

It was decided that this level of expenditure and requirement for Owner participation warranted further discussion in a Regular Board meeting before proceeding with the work.

Members Forum

There were no residents in attendance.

Announcement

Next scheduled meeting will be the Regular Board Meeting on Tuesday, October 21, 2025 at 9:30 a.m. in the Donner Room at the Event Center.

Adjournment

The meeting was adjourned at 11:25 a.m.

Board Services Coordinator

I hereby certify that the foregoing is a true and correct copy of the minutes.

Lisa Kam