

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 21, 2021 AT 10:00 A.M.
ZOOM

President Robert Ward convened a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. FIFTY-SIX at 10:00 a.m. on Wednesday, April 21, 2021 via Zoom.

ROLL CALL PRESENT: Robert Ward, President
Karen Tarkoff, Vice President
Gini Voelkel, Secretary/Treasurer

EXCUSED: None

Representing staff were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Eight residents who were present were welcomed to the meeting.

REVIEW OF MINUTES

Mr. Ward asked if there were any corrections or additions to the regular minutes of January 20, 2021, February 19, 2021 Special Meeting and March 24, 2021 Special Meeting. Hearing none, he declared them approved as written and reviewed.

RESIDENT FORUM

Resident thanked Patti Hornung for all she had done for the Mutual.

Financial Report:

Gini Voelkel reported that the February financials are late due to the auditors. They cannot be on site, so accounting has to stop and scan everything to them. There has also been a lot of turnover in that department.

The January financial statements show that the Operating Fund had a balance of \$27,726 and the Reserve Fund had a balance of \$175,608. In January, the year's Mutual insurance was paid in the amount of \$64,349, and the landscaping rehab payment was \$67,335, hence the lower balances to both funds.

Last minute, the figures came in for the February financials showing the Operating Fund balance of \$36,630 and the Reserve Fund balance of \$185,914.

COMMITTEE REPORTS

Building Maintenance – Rick West

Rick West submitted the following report to the Board:

INFORMATION ITEMS: Work scheduled in progress or completed.

1. Repairs and replacement on Fences, Gates, and Arbors. Contractor: MOD

2021 Budget for Fence / Gate repair and replacement work is \$21,000.00.

2021 Budget for Arbor repair and replacement is \$36,000.00.

Total 2021 Budget \$57,000.00.

Mutual 56 Board approved NTE \$45,000.00 at the January 2021 Board meeting.

\$12,000.00 will remain for resale work as needed.

Total MOD - YTD spending \$3,272.00

(Project is currently in Progress).

2. Two Resident Billable items 1910 Lakeshire Dishwasher Leak and 1916 Lakeshire Water Heater Leak. Both owners contacted their Insurance Companies to put in claims.

Total YTD resident Billable for MOD inspections \$320.00.

(MOD to conduct final inspection to confirm mutual property repairs have been completed).

3. Labor cost for installation of 24 LED Lightbulbs in 24 Street Lamp Posts.

Contractor: Sang Electric Cost \$700.00

(Project Completed in February 2021).

Landscape – Bob Crist/Rebecca Pollon

Ms. Pollon reported they will start lawn reduction at 1911-1906 and 1915-1916 Lakeshire. MOD workdays were completed last week. Ms. Pollon presented 2 options for the lawn conversion.

1.) Spray the turf and plant on top of it: \$26,038

2.) Remove turf with a rebate from EBMUD of \$5,250. The rebate is not guaranteed: \$29,038

This will not be done on Devonshire soil.

There are MOD days in the summer and fall.

Mr. Ward moved to accept the Berm proposal to remove the turf in the amount of \$29,038, with the possibility of an EBMUD rebate. Ms. Tarkoff seconded and the motion carried without dissent.

Emergency Preparedness – Harvey Samuels

No report. Mr. Samuels is not present.

Ponds – Bill Ames

Mr. Ames is not here. Mr. Ward reported they are having some problems. They are looking for a new company and alternatives for pond maintenance. Would like to see some plans for landscaping around the ponds.

Social – Nancy Ward

Ms. Ward reported that Susie Crist and Mitzi are looking to have a BBQ in September.

OLD BUSINESS

Landscape proposal for Berm. Already addressed under Landscape.

NEW BUSINESS

None

ANNOUNCEMENT

Mr. Ward announced the next meeting will be held on July 21, 2021 at 9:30 A.M. in the Board Room at Gateway or possibly via ZOOM.

ADJOURNMENT

Having no further business, the meeting was adjourned at 10:27 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Fifty-Six