

MINUTES  
WALNUT CREEK MUTUAL NO. FIFTY-SIX  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 19, 2022 AT 10:00 A.M.  
BOARD ROOM, GATEWAY

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, January 19, 2022 via Zoom.

ROLL CALL   PRESENT: Robert Ward, President  
Karen Tarkoff, Vice President  
Nancy McClellan, Secretary/Treasurer

EXCUSED: None

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

Ten residents who were present were welcomed to the meeting.

#### REVIEW OF MINUTES

Mr. Ward asked if there were any corrections or additions to the Special minutes of September 21 and November 4, 2021 and the Annual and Organizational minutes of October 20, 2021. Hearing none, he declared them approved as written and reviewed.

#### Financial Report:

Ms. McClellan reported the November financials show the ending balance in the operating fund is \$62,414.00. The reserve fund balance is \$168,969.00. There were no December financials yet. There was a slight insurance credit.

*Ms. McClellan moved to approve July, August, September, and October financials in accordance with civil code #5500. Mr. Ward seconded and the motion carried without dissent.*

#### COMMITTEE REPORTS

##### Building Maintenance – Rick West

Mr. Ward thanked Don Jennings for stepping up to be the Building Chair.

Mr. Jennings reported that he recommends using Ransome Company to clean asphalt, fill larger cracks, and seal the roads. The quote is \$23,500. It would last for 2-4 years.

Mr. Donner reported that slurry doesn't last very long. There have been complaints about tracking slurry into homes. Mr. West reported the sealant was done in 2007. Repair and replacement was done in 1988.

Fences: Mr. Jennings met with 4 companies. It is less expensive to use outside contractors. He will meet with Luis to confirm the bids are apple to apples. By the April

Board meeting, he will have a recommendation for the coming year. Materials are in stock for 1917, 1919, and 1921 Lakeshire. Operations will continue with these replacements when the weather is acceptable.

Rick West did not give an oral report, but he submitted the following written 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 2022 Budget \$57,000.00.  
Total MOD - YTD spending for Fence related items \$42,543.27  
(Project is ongoing).
2. 1908 Lakeshire Dr. – Removal and replacement of back patio metal railing and concrete steps. Safety Hazard due to handrail failure. Contractor: Five Star  
Cost \$1,265.00.  
(This project has been completed).
3. Gutter and Downspout Cleaning – Contractor: Five Star. One Annually cleaning a year.  
Cost \$4,700.00 Underground drains will be inspected and cleared as needed.  
( Project was completed in December).

Landscape – Gene Voelkel/Rebecca Pollon

Mr. Voelkel stated there is no report, but he has a meeting with Rebecca Pollon scheduled.

Emergency Preparedness – Harvey Samuels

No report. Mr. Samuels is not present.

Ponds – Bob Crist

Mr. Ward stated that Bob Crist has done so much for the community. He is not here today, so Mr. Ward gave the report. New Maintenance Contractor - Waterworks • 11/1/21 start - working out well. Good Communication. Proposed Improvements - \$26,383 • All vaults - Install ventilation fans - not yet addressed - Replace internal strainers - delivery soon • Vault #1 - Replace time clock - still troubleshooting - Replace sump pump - fixed and not replaced - Vault leak - fixed • Pond #2 - Replaced fountain light • Vault #3 - Missing motor and pump on order - ETA 1-2 weeks Under Consideration • Vault #1 motor repair ~ \$6000 - not necessary • Pond #3 upper pond lights out - electrician called • No pump/fountain activity on Pond #3 • All ponds - bio filter cleaning ~\$6000/pond. Bio filters have never been checked. New company will check them.

Social – Nancy Ward

Ms. Ward reported they were planning a Valentines Day social. That has changed and will not take place due to Covid. They might do something in May. Mr. Ward stated the Christmas party was great. He thanked Nancy and the committee.

OLD BUSINESS

None

NEW BUSINESS

None

RESIDENT FORUM

Resident reported that she has solar panels placed on her roof. Before solar, her bill was \$250 per month. After solar, her bill is about \$50 per month. Resident thanked everyone and said the ponds look great. Don Jennings was thanked for playing Santa.

ANNOUNCEMENT

Mr. Ward announced the next meeting will be held on April 20, 2022 at 9:30 A.M. in the Board Room at Gateway or via ZOOM.

ADJOURNMENT

Having no further business, the meeting was adjourned at 10:30 a.m.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Fifty-Six