

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 15, 2020 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, July 15, 2020 via Zoom.

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

EXCUSED: None

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

Fourteen 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 May 19, 2020 or the June 24, 2020 Special Meeting minutes. Hearing none, he declared them approved as written and reviewed.

APPOINTMENT TO VACANCY

Mr. Ward reported that Nancy Richardson has resigned. He thanked her for her service to the Mutual.

Ms. Voelkel moved to appoint Karen Tarkoff to the Board in the position of Vice President. Mr. Ward seconded and the motion carried without dissent.

RESIDENT FORUM

No resident comments.

Financial Report:

Gini Voelkel reported that the financials have been reviewed.

Ms. Voelkel moved to certify the Board's compliance with Civil Code Section 5500 for May and June 2020. Mr. Ward seconded and the motion carried without dissent.

COMMITTEE REPORTS

Building Maintenance – Rick Webster/Rick West

Mr. Webster reported everything is fine.

Rick West submitted the following report to the Board:

INFORMATION ITEMS: Work Pending, Scheduled, In Progress or Completed

1. The Mutual 56 Board Hired MOD to complete some of their Fence, Gate and Trellis repair / replacement Work.
Total of 12 Buildings are on the list for Repair work.
At this time, the board wanted to limit the amount of money to allocate for this project.
The Board approved NTE \$8,000.00 - Current Total Cost spent to date \$2,766.00.
(Work is in Progress - MOD Carpentry crew is scheduled to resume work in July).
2. Mutual 56 replacement signage budget for 2020 is \$3,900.00. Lakeshire Entry signs are in good shape and do not need to be replaced at this time. MOD will refurbish the existing signs as well as refurbish or replace the Recycled water signs as needed at the ponds.
(work is scheduled to begin in July).

Mr. West reported that 2 signs need to be painted for \$892. The Recycle Water sign will cost \$108 to replace.

Ms. Voelkel moved to approve the \$8,000 for the fence, gate, and trellis repair/replacement work. Mr. Ward seconded and the motion carried without dissent.

Landscape – Bob Crist/Rebecca Pollon

Ms. Pollon reported the lawn proposal work had been started and then postponed. The turf renovations for 1914-1931 will cost \$27,235 which includes the turf and irrigation.

MOD will come back at the end of September for three days and will do plant replacements.

Mr. Ward reported turf replacement was stopped due to concerns about water.

Ms. Pollon stated the advantages for replacement are that there is an adequate budget and the lawns will be greener with the up-to-date turf. There will be less seed germination and spread, which causes weeds, when mowing the new turf.

The Mutual will send less money in the long run.

The disadvantages are that they will not last forever and tree roots will invade.

The Board did not make a decision, but will consider when to move forward.

Finance – Rick Webster did not have a report. Ms. Voelkel reported the June ending balance in the operating fund was \$63,321 and \$214,842 in the reserve fund for a total of \$278,163.

Emergency Preparedness – Mr. Samuels reported that due to COVID-19, he is advising everyone to keep wearing masks and to do social distancing. Be careful of family gatherings.

Ponds – Mr. Ward reported a pump was lost. He authorized he repair/replacement of it. Algae is a problem every year and reeds always need to be cut down. He has asked the company to keep an eye on these problems.

Social – Sheila Egdal tried to give a short report. She could not unmute herself, so she was not heard.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENT

Mr. Ward announced the next meeting will be the Annual Membership Meeting to be held on October 21, 2020 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 10:51 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Fifty-Six