

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 21, 2021 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, July 21, 2021 in the Board Room at Gateway.

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; and Anne Paone, Administrative Secretary.
Rebecca Pollon, Landscape Manager - Excused

Thirteen 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 April 21, 2021 and Executive Session May 13, 2021. Hearing none, he declared them approved as written and reviewed.

RESIDENT FORUM

Resident reported that her gate is broken.

Financial Report:

Gini Voelkel reported the June financials show the ending balance in the operating fund is \$65,281.00. The reserve fund balance is \$211,925. The Mutual received a refund on insurance in the amount of \$4,023.

Ms. Voelkel moved to approve March, April, May, and June financials in accordance with civil code #5500. Ms. Tarkoff seconded and the motion carried without dissent.

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 \$18,062.00

(Project is currently in Progress).

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 \$2,565.00

(Project is scheduled to start on July 16th).

3. 1908 Lakeshire Dr. – In the wall shower valve cooper line break.

Contractors: All Star Mold Remediation and MOD.

Costs to Date \$663.00

Additional cost for subfloor and tile expected.

(Project is currently in Progress).

Mr. Ward moved to appoint Cullen Smith as the Building Chair. Ms. Voelkel seconded and the motion carried without dissent.

Landscape – Bob Crist/Rebecca Pollon

Mr. Crist reported landscaping is being done at the end of Whitehall. They have clearing lawns and are doing planting. Residents need to report to the work order desk any dry lawns or if they see any gophers. The tree list has been done for tree trimming. The list will be given to Bob Ward.

Mr. Donner reported for Ms. Pollen. He explained that satellites fly over Rossmoor and take a reading of the weather and then everything is watered accordingly. A subscription service is required. Some controllers may still be on 2G and will need to move to a 5G network. ETWater, the service provider, will charge \$30 per controller per month. They also provide an extended warranty. There is no contract yet, but once in hand, it will be addressed by Ms. Pollon for the Board's approval.

Emergency Preparedness – Harvey Samuels

No report. Mr. Samuels is not present.

Ponds – Bill Ames

Mr. Ward reported the Mutual signed a maintenance contract with Solitude Lake Management. The regional manager recommended a proposal for mechanical and electrical rehab in the amount of \$92,000. Eventually, the price was lowered. Another proposal was recommended for ventilation in the amount of \$14,226. There are some cracks developing in Ponds 1 and 3. The Board will continue to monitor the pool company until year end. They will make repairs as needed until the end of the year. The Board will review the ventilation proposal. They will consider using the same company as the Waterford. Mr. West reported that he might have someone that can take care of their ponds. He will send some information to the Board.

Social – Nancy Ward

Ms. Ward reported the annual BBQ is scheduled for September 13th at the Dollar Clubhouse. Flyers will go out.

OLD BUSINESS

Mr. Ward reported that the Board is working on updating the policies and rules. The Establishment Agreement was out-of-date. It has subsequently been terminated. The management Agreement is under discussion. Presidents are working to make sure it is fair. This should be settled in the next month or two.

NEW BUSINESS

Mr. Ward discussed the budget planning for 2022.

Fences and Arbor repair/replacement are a high priority. There is a prioritized list. Mr. Ward recommends doing repaving of the streets in 2024 for \$155,000. Buildings will be repainted in 2029 for \$200,000. They should start accumulation in 2024. Helsing indicates reroofing should be done in 2057. Mr. Ward is assuming a 32 year remaining life on the roofs for 2053. He is suggesting 2 options. Option 1 would be a coupon increase of \$233 per manor per month for the next 18 years or option 2 would be no coupon increase until 2037 with a special assessment. He believes this is a fairer use-of-roof costs.

After some discussion,

Mr. Ward moved that the Board adopt option 2 for financial planning, which would be 50% of the cost from the coupon and 50% of the cost from a special assessment.

Reserve accumulation would begin in 2037 and the special assessment would be in 2053. The Mutual would clearly state option 2 in all financial planning documents.

Ms. Voelkel seconded and the motion carried without dissent.

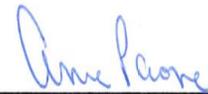
Mr. Ward reported that Gini Voelkel is electing to not serve for another term. Nancy McClellan has agreed to serve.

ANNOUNCEMENT

Mr. Ward announced the next meeting will be held on October 20, 2021 at 9:30 A.M. in the Board Room at Gateway. It is the Annual Meeting.

ADJOURNMENT

Having no further business, the meeting was adjourned at 10:53 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Fifty-Six