



Fences on six units have been replaced so far this year. Three of them were completed by MOD in February and three in May by A&J Fencing. We are still well within our total year budget.

In accordance with Civil Code #5500, I move to approve the January through June Financial Statements which are currently marked "Preliminary" until the annual audit is completed.

Now for some Good News: Joel Lesser, CFO of the Golden Rain foundation reports that at the June 30, 2022 GRF Board Meeting, a refund of the 2021 surplus to the Mutuals was approved in the amount of \$2,711,412. Our portion is \$15027 and we will receive it this month.

In addition, we have recently been informed that the California Department of Financial Protection and Innovation has released information that helps clarify concerns about the collection of delinquent amounts. No license is required for routine collection activities. This will allow Mutual Operations to resume normal collection activities on amounts that are not exceedingly delinquent. Previously Mutual Operations planned to give up collection activities and send most receivables to a Credit and Collection Agency.

Now for one other minor housekeeping detail:

New signature cards for the Mutual 56 Social Fund (currently \$400) are signed but before submitting them to the Bank I must certify that I have read the following paragraph at a Board meeting:

RESOLVED: The President, any Vice President, the Secretary or the Treasurer of this Company is and at all times was authorized to enter into deposit, fund transfer, brokerage, investment, treasury management and deposit service agreements with City National Bank or City National Securities, Inc. on behalf of this Company and to designate from time to time who is authorized to withdraw funds, initiate payment order and otherwise give instructions on behalf of this Company with respect to its deposit and brokerage accounts. RESOLVED FURTHER: This authorization is in addition to any other authorizations in effect and shall remain in full force until City National Bank and City National Securities, Inc., receive written notice of its revocation at the address and in the manner designated by them.

*Ms. McClellan moved to approve the above resolution. Mr. Ward seconded and the motion carried without dissent.*

A voice vote was taken. Ward-y, Tarkoff-y, McClellan-y

## COMMITTEE REPORTS

Building/Maintenance – Don Jennings and Paul Donner

Mr. Jennings reported on the fence status. Ten of thirty-seven three-foot tall redwood fences have been replaced.

- Investigated feasibility of cleaning and staining old 3 feet fences (not recommended by the vendor)
- Would require cutting back plants
- Difficult to estimate how long the life of the fence will be extended, but not likely to be more than 3 years
- Note that most of these fences lasted 30+ years

- Would require cleaning and staining every 2-5 years, depending on exposure to the sun, to maintain appearance

Privacy fences and Arbors:

- Privacy fences and accompanying arbors seem to be in good structural shape
- Will review the need for repair as necessary

Fences/Arbors Recommendations and Impacts:

- Recommendations
- Continue to repair if <50% cost to replace
- Bundle repairs and use Fresh Coat Restoration for redwood fence repairs
- MOD contractor for front-gate and non-redwood fence repairs
- Allow Owners to replace fences/arbors for aesthetic reasons with allowance for needed repairs at lowest cost to Mutual 56
- Replacement fences and arbors must be consistent with Mutual 56 architectural standards
- A&J Fencing contractor for replacements
- No further consideration for preservatives on new fences or arbors

Impacts

- Provide budget of \$25,000/year for each of next 4 years for fence/arbor repair/replacement
- Based upon replacing 27 fences over the next four years at \$3,500/fence with 5% inflation

Rick West gave the following report to the Board:

INFORMATION ITEMS: Work scheduled in progress or completed.

1. 1916 Lakeshire Dr. - Resale termite treatment and Section one repairs.  
Contractor: Specialty. Cost \$2,395.00  
(Section One items out to bid).
2. 1903 Lakeshire. MOD Estimate for replacement of the post and gate.  
(Presented to the Board).
3. 1900 Lakeshire -Main Electrical Panel replacement due to melted busbar.

Resident was without 220-volt power. Contractor: KR Electric  
Installation of new 400 Amp 4-meter Main Electrical panel.  
Cost \$8,599.00. Presented to the board for ratification.  
( Project Completed on July 12<sup>th</sup>).

*Ms. McClellan moved to ratify the approval of the proposal from KR Electric in the amount of \$8,599 to install a new main electrical panel at 1900 Lakeshire. Mr. Ward seconded and the motion carried without dissent.*

A voice vote was taken. Ward-y, Tarkoff-y, McClellan-y

Landscape – Gene Voelkel

Mr. Voelkel reported that MOD workdays on October 3<sup>rd</sup> and 4<sup>th</sup> will be used for plant replacements.

Mr. Ward suggested that they have the irrigation checked out earlier in the year. Mr. Tawaststjerna reported that the irrigation will be checked on August 2<sup>nd</sup>, but it was checked in March, too.

Emergency Preparedness – Gene Voelkel

No report.

Ponds – Robert Ward

Mr. Ward reported that the lights on Pond #3 have not been on. It has been difficult to track down the problem, but they are working on resolving it.

Social – Nancy Ward

Ms. Ward reported that there will be a social event on August 8 on Edgewater Ct. It will be the same as last month. It was very popular last month. Bring an appetizer to share. Bring a chair. The hours are from 5 pm – 7 pm. The BBQ will be held on October 10<sup>th</sup> at the Dollar Clubhouse.

### OLD BUSINESS

None

### NEW BUSINESS

1. Consider further recommendations for fence/arbor replacement:  
*Mr. Ward moved to accept the recommendations provided by Don Jennings for the fences and arbors. Ms. McClellan seconded and the motion carried without dissent.*

A voice vote was taken. Ward-y, Tarkoff-y, McClellan-y

### RESIDENTS' FORUM

Resident thanked the Board for their hard work. The road resurfacing was done without any problems.

### ADJOURNMENT

Having no further business, the meeting was adjourned at 1:55 pm.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Fifty-Six