

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
SPECIAL MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 21, 2021 AT 2:15 P.M.
ZOOM

President Robert Ward convened a special meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. FIFTY-SIX at 2:48 p.m. on Tuesday, September 21, 2021 via ZOOM.

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

STAFF PRESENT: Anne Paone, Assistant Secretary

There was one resident in attendance.

Mr. Ward reported on the pool contract. He expressed the following concerns.

- ❖ Unacceptable basic contract performance
 - Most reeds not cut back this year (should be done in June or July)
 - Pond floating algae not adequately controlled
- ❖ Poor communication and response
 - Pond 1 drained with no communication
 - Multiple phone responses with little or no follow-up
- ❖ Multiple proposals for \$100,000 rehab
 - Proposed 7.5Hp motors where 5.0Hp has worked
 - Proposed complete rebuild of lower pond 1 (consultant says is unnecessary)
 - Proposed expensive moisture mitigation

Mr. Ward's recommendation was to terminate Solitude Lake Management on October 31, 2021 and to contract with Waterworks on November 1, 2021. Waterworks is under contract by the Waterford.

The Mutual is currently paying \$1,675 monthly for Solitude Lake Management. The contract states the monthly fee is \$1,725, but they have been accepting the lesser amount. He explained that the contract with Waterworks will be \$1,825 monthly.

Mr. Ward moved to terminate the contract with Solitude Lake Management as of October 31, 2021 and to contract with Waterworks as of November 1, 2021. Ms. Voelkel seconded and the motion carried without dissent.

The Board discussed fences and arbors. Mr. Ward reported that he is considering having 8 repaired at one time to reduce the costs. He hasn't been able to get a package together yet. Mr. West had advised him that contractors are extremely busy at this time. Mr. Ward reported that some fences are falling down. There are approximately 3 fences. He is thinking they should do fences and arbors on an as needed basis. The Board agreed that Luis can walk around with Cullen Smith to review the fences and arbors. They can continue

to do 6-8 fences as needed for as many years as it takes. They will refinish new fences and arbors and include them in yearly maintenance.

RESIDENT FORUM

Resident asked if the coupon will be raised for 2022. Mr. Ward stated that there will probably be an increase of about 3%, but it has not been finalized yet.

ADJOURNMENT

Having no further business, the meeting was adjourned at 3:42 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Fifty-Six