

WALNUT CREEK MUTUAL NO. FIFTY-NINE

ANNUAL MEETING MINUTES OF THE MEMBERS
MONDAY, NOVEMBER 1, 2021, AT 9:30 A.M.
VISTA ROOM AT HILLSIDE - 3400 GOLDEN RAIN RD
WALNUT CREEK, CA 94595

Call to Order

President Dowling called the meeting to order at 10:36 a.m.

Roll Call

Directors Present: Philip Dowling President
Myra Belfiore, Vice President
Bonnie Waxman, Treasurer
Nancy Werner, Secretary
John Tienken, Director

Also Present: Paul Donner, Mutual Operations Director, Rick West, Building Maintenance Manager; and Lucy Limon, Board Services Coordinator.

Approval of Meeting Minutes

- a. Regular Meeting held on September 14th, 2021

A motion was made to approve the aforementioned minutes.

Moved, Seconded, Carried 5-0

President's Report:

President Dowling reported that the MOD/GRF management agreement has been discussed for several months and no final decision has been made. The MOD accounting department has experienced a 75% staff turnover, they plan to be fully staffed by early 2022. Several Mutual Treasurers have created a working group to work more closely with MOD. M59 experienced an insurance deduction in their budget because of the built-in sprinklers.

Report of Committees:

a. Finance Committee:

Bonnie Waxman reported on the reduction in insurance because of the built-in sprinklers. M59 is finishing off the year very financially strong. MOD and GRF will be refunded a surplus to all Mutuals next year, M59 will put aside this money in the reserve accounts.

b. Landscape Committee – Myra Belfiore and Phil Dowling

Myra reported that the landscape committee has been working closely with Rebecca Pollon. There are no expected big projects in 2022, most landscape needs will be handled during the scheduled MOD days.

c. Emergency Preparedness:

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No report was given.

d. Swimming Pool Committee – Tony Hessler and John Tienken

John Tienken reported that despite COVID, this was a good year for the pool committee. More members have signed up for a pool membership. The income for the year was over \$3,000. The glass top table has been replaced. The committee is working on ways to make the pool more appealing to and attract more members. The pool and spa will be cleaned and refurbished in early 2022.

e. Social Committee –

No report was given.

f. Alterations Committee – Bonnie Waxman:

1. No report was given.

g. Building Maintenance Committee – Rick West:

Rick West gave the following report:

ACTION ITEMS: Proposals Pending Review or Approval

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

1. 5910 HC Handrailing and Concrete damage due to a car. Contractor: Gauthier's Construction. Replacement of damaged Handrailing and related concrete base connections. Prime and paint.

Cost \$4,989.00

This Project was completed in September. This was a Resident Billable project.

1. Mutual 59 has a new 3-year contract for Gutter and Downspout cleaning 2022-2024. Contractor: Outdoor Keepers. Includes one annual cleaning in November. Cost \$6,300.00.

Currently Scheduled for November. MOD will still take care of any emergency gutter or downspout clearing work when called in. Five Star is available for emergency underground drain line clearing work.

2. 5920 HC 1A Patio Glass door replacement due to structural movement. Contractor: Ahumada.

Cost \$3,756.00. Door is scheduled to be install. The Mutual will have the structural engineer look at this building for any noted movement.

3. Dryer vent cleaning for 2021 – Contractor: Bay Air Flow Estimate \$7,020.00.

This project has been completed.

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4. SB326 Raised Component Structural Engineering Inspection. Phase I – 2021.
HC Buildings 5910 / 5913 / 5920

FWC Phase I - Inspection Cost \$18,915.00
Inspections were completed in late August.
Inspection report was sent to the Board for review.

5. Health Dept. inspection conducted on 8/30/21. All Items will be corrected by Algae Busters.

Corrections and repairs for compliance.

Residents' Forum

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and Mutual Operations Division (MOD) staff representatives. No comments were made.

Announcements

The Mutual 59 Organizational meeting will follow immediately after the adjournment of the Annual Meeting.

Adjournment

President Dowling adjourned the meeting at 10:27 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

Assistant Secretary Mutual No. Fifty-Nine