

WALNUT CREEK MUTUAL NO. FIFTY-NINE

REGULAR MEETING MINUTES OF THE BOARD
TUESDAY, MARCH 8th, 2022, AT 1:30 P.M.
BOARD ROOM – GATEWAY
1001 GOLDEN RAIN RD
WALNUT CREEK, CA 94595

Call to Order

President Dowling called the meeting to order at 1:30 p.m.

Roll Call

Directors Present:

Phil Dowling, President
Bonnie Waxman, Vice President
Vic Vigil, Treasurer
Myra Belfiore, 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 January 11, 2022

A motion was made to approve the aforementioned minutes.

Moved, Seconded, Carried 5-0

President's Report:

President Dowling reported on the last two president forums. A new Landscape Manager and an Administrative Services Manager has been hired. He also advised on the sales have gone up significantly in the last 3-years. An evacuation drill will take place in May, more info to come. Cameras at the entrance of Rossmoor have been installed. The management agreement with MOD has not been completed yet.

Financial Report: Rick West

Rick West reported on the December 31, 2021, Financials:

Operating Fund Balance: \$203,581

Reserve Fund Balance: \$606,369

Building Maintenance Report: Rick West

Rick West gave the following report:

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

1. 5951 AW Elevator Project – Contractor: Otis Elevator. Red tagged due to scheduled

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load test failure.

Repair includes complete removal and replacement of the existing Hydraulic Cylinder. Estimated cost \$118,774.00. Contract has been signed and material is currently on order.

The Mutual Board approved this Otis Contract.

2. 5920 HC 1A Patio Glass door replacement due to structural movement. Contractor: Ahumada.
Cost \$3,756.00. Door installation completed. New exterior building tile replacement by unit 1A

Contractor: Fleece Construction cost \$2000.00.

The Mutual will have the structural engineer look at this building in spring for any noted movement.

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

This project has been completed.

Please email me if Bay Air Flow did not contact you.

4. SB326 Raised Component Structural Engineering Inspection.
Phase I – Completed in 2021. HC Buildings 5910 / 5913 / 5920
Phase II Scheduled for spring / summer - 2022. AW Buildings 5951 / 5954 / 5961
FWC Phase I 2021 - Inspection Cost \$18,915.00
FWC Phase II 2022- Inspection Cost \$19,950.00

**Phase I Inspection report was sent to the Board for review.
(Reported items to go out to Bid).**

5. Health Dept. inspection correction list. All Items will be corrected by Algae Busters.
Corrections and repairs for compliance items completed.

Landscape Report:

No report was given.

Report of Committees:

a. Finance Committee:

1. A motion was made that the Mutual is in compliance with Civil Code §5500 by review of the latest financial report as of December 31st, 2021.

Moved, Seconded, Carried 5-0

See attached reports from Vic Vigil at the end of minutes.

- #### **b. Landscape Committee – Myra Belfiore and Phil Dowling**
- No report.

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c. Swimming Pool Committee – John Tienken and Tony Hessler

Algae busters will perform a power wash on the pool and hot tub. The glass top table has been replaced. The committee is working on flyers to distribute for the pools grand opening.

d. Alterations Committee – Vic Vigil and Myra Belfiore

1. Two heat pump alteration applications have been approved.

e. Building Maintenance Committee – Bonnie Waxman

1. No report given.

Old Business

- a. **Elevator Updates:** Rick West and the Board have been fervently working to expedite the repairs needed for the elevator. Repairs are expected to be completed by mid-April.

New Business

- a. **CC&R Update:** The Board is exploring updating their governing documents since they haven't been updated in several years. More information on this matter to come.
- b. **Garage Lights 5910 – 5920:** Lights have not been installed; Rick West will look into this matter.
- c. **HOA Repay:** M59 has a contract with HOA Repay to hand all delinquent accounts.

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. Comments included the Mutuals legal counsel.

Announcements

The next regular meeting will be held on Tuesday, May 10th, 2022, at 1:30 p.m. location TBD.

Adjournment

President Dowling adjourned the meeting at 3:13 p.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