

WALNUT CREEK MUTUAL NO. FIFTY-NINE

REGULAR MEETING MINUTES OF THE BOARD TUESDAY, SEPTEMBER 14, 2021, AT 1:30 P.M. ZOOM MEETING

Call to Order

President Dowling called the meeting to order at 1:33 p.m.

Roll Call

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

Also Present: Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; Dale Harrington, GRF Director; and Christine Conti, Board Services Coordinator.

Approval of Meeting Minutes

- a. Regular Meeting held on July 13, 2021

A motion was made to approve the aforementioned minutes.

Moved, Seconded, Carried 5-0

President's Report:

President Dowling advised that the agreement with GRF is still pending. Dowling emphasized that all the Mutuels have to be in agreement. He reported that the projected insurance increase for Rossmoor is 25% for 2022.

Financial Report: Rick West

Rick West reported on the July 31st, 2021, Financials:

Operating Fund Balance: \$207,917

Reserve Fund Balance: \$556,320

Building Maintenance Report: Rick West

Rick West gave the following report:

ACTION ITEMS: Proposals Pending Review or Approval

1. 5910 HC Handrailing and Concrete damage. Contractor: Gauthier's Construction.
Replace damaged Handrailing and related concrete base connections. Prime and paint.

Cost \$4,989.00

Authorization signature received. Presented to the Board to ratify for the minutes.

WALNUT CREEK MUTUAL NO. FIFTY-NINE

2. New 3-year contract for Gutter and Downspout cleaning 2022-2024. Contractor: Outdoor Keepers.
Includes one annual cleaning in November. Cost \$6,300.00.
To be approved by the Board.

3. 5920 HC 1A Patio Glass door replacement due to structural movement. Contractor: Ahumada.
Cost \$3,756.00
Door is currently on order. Authorization signature received.
Presented to the Board to ratify for the minutes.

4. Dryer vent cleaning for 2021 – Currently out to bid Contractors: Welcome Services and Bay Air Flow.

The Board made a motion to contract Bay Air Flow for dry vent cleaning.

Moved, Seconded, Carried 5-0

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

1. 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. Currently waiting for the Inspection report.

2. Health Dept. inspection conducted on 8/30/21. Items to be corrected sent to Algae Busters
To make corrections and repairs for compliance.

Landscape Report: Rebecca Pollon

Rebecca Pollon reported that the irrigation inspections has been completed. Rebecca will talk to Paul and Jo Ann about budgeting more in 2022. Only a couple MOD days are left for the year, those days are reserved for items that will need addressed immediately.

WALNUT CREEK MUTUAL NO. FIFTY-NINE

Rebecca Pollon gave the following report:

- Please review landscape policy which I have sent separately along with Bright View contract renewal.
- Bright View is the landscape maintenance company hired by Rossmoor to service M59.
- We can always go out to bid for another landscape maintenance company; Terra is the other main contractor in Rossmoor.
- Contractual options: (if we stick with Bright View)
- 5-year contract with annual 2% increase
- 4-year contract with annual 4% increase (uncertain this is correct)
- 3-year contract with annual 3% increase

Report of Committees:

a. Finance Committee:

1. The first draft of the 2022 budget have been reviewed. To now the draft shows a decrease or no change. The committee advised that another Board member join Bonnie in the budget process with Paul and Jo Ann. More information to come in the coming weeks.
2. A motion was made that the Mutual is in compliance with Civil Code §5500 by review of the financial report.

Moved, Seconded, Carried 5-0

b. Landscape Committee – Myra Belfiore and Phil Dowling

1. See Rebecca's report.

c. Swimming Pool Committee – Tony Hessler and John Tienken

1. The committee reported on the glass table tops that were shattered that will soon need to be replaced.
2. The committee has contacted Algae Busters for bleaching of the spa, when the pool is closed for the season.

d. Alterations Committee – Bonnie Waxman:

1. No report was given.

e. Building Maintenance Committee – Myra Belfiore and Vic Vigil:

1. No report given.

New Business

a. Approval of Evacuation Zone sign at entry –

The Board made a motion to approve the GRF installed Evacuation Zone signs at the Mutual entry.

Moved, Seconded, Carried 5-0

WALNUT CREEK MUTUAL NO. FIFTY-NINE

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. Topics included woodpecker damage and elevator inspections.

Announcements

The next meeting will be the Annual Meeting and will be held on Monday, November 1, 2021, at 9:00 a.m. in the Vista Room at the Hillside Clubhouse. The September meeting is to be scheduled.

Adjournment

President Dowling adjourned the meeting at 2:43 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