

WALNUT CREEK M59
SPECIAL BOARD MEETING
MARCH 23, 2022
MINUTES

ROLL: Dowling, Waxman, Tienken, Vigil, Belfiore
Guests: Toni Hessler, Nancy Werner, Cathy Vigil, **Lynne Crowell**

OLD BUSINESS:

CA civil code 5502 requires that the Board approve an expenditure over \$10,000. The \$17,390 change order charge for elevator repair at 5951 AW was approved by Phil Dowling and Vic Vigil John Tienken.

NEW BUSINESS:

MOTION: Vic Vigil moved that Melissa Ward be hired to revise M59 CCRs. Seconded by Bonnie Waxman. Unanimous approval.

**Each board member to review current CCRs and submit any desired changes.

POOL:

John Tienken along with Toni Hessler led a discussion of M59 pool changes. The discussion points were as follows;

*Pool membership for residents not residing in M59 will pay a \$350 fee, no pro rata.

*Liability waiver must be signed by outside members.

Season to be April 15-November 15; **Spa to remain open year round for M59 residents.

POOL:

. Liability waiver will be signed by both M59 residents and contracted pool members.

Toni put together the M59 resident announcement memo which states the spa will be open thru 12/31, and Nancy Warner has already e-blasted it. We discussed seeing how the average monthly utility charges ran from Nov 15th to Dec 31st, and then perhaps offer the contracted members spa usage at an additional given rate for a set period of time. We are making the assumption our budget will allow this new sort of program. Perhaps next season, after we have reviewed how our new operating plan works, we can develop a more encompassing memeber/contracted member program. *So, for now, the Contracted flyer Toni is putting together will limit those new members from 4/15 thru 11/15 usage of the pool/spa facility.*

Motions:

Bonnie Waxman moved that the Board approve a season of April 15-Nov 15 for pool usage and year round accessibility of spa. Seconded and approved.

Bonnie Waxman also moved that the fee for pool membership for residents not living in M59 pay a \$350 fee upon receipt of liability waiver with no pro rata fees. Seconded and approved.

Other pool business. Discussion followed on methods to “market” pool membership to other mutual in our area.

5920 ELEVATOR ISSUE

A lengthy discussion ensued regarding the sticking elevator doors at 5920HC. The end result was a decision to have Rick West go out to bid for a maintenance contract to service M59 elevators.

MOTION: John Tienken moved that Rick West will go out to bid for an elevator service (maintenance) contract for M59 buildings. This motion was seconded and approved by all.

Myra Belfiore, Secretary