

WALNUT CREEK MUTUAL NO. SIXTY-ONE

ANNUAL MEETING MINUTES TUESDAY, DECEMBER 8, 2020 AT 10:00 A.M. ZOOM MEETING

Call to Order

President Weenig called the meeting to order at 10:02 a.m.

Roll Call

Directors Present: Clair Weenig, President
Marc Giammona, Treasurer/Secretary
Ron Van Wert, Director
Janet Hillier, Director

Also Present: Paul Donner, Director of Mutual Operations; Rick West Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Kelly Maki, Board Services Coordinator

Resignation of Michael Pattee, Vice President

Michael Pattee has resigned for health reasons. His term does not expire until Dec. of 2021. The Bylaws state that the Mutual Board shall appoint a Board Member to fill out the remaining term of resigning Board Member. The Board will do so in January 2021.

Approval of Meeting Minutes

President Weenig asked if there were any additions or corrections to the following minutes:

Annual Meeting Minutes December 12, 2019

The above minutes were approved as submitted.

Moved, Seconded, Carried 4-0

Welcome New Members

Homes on the Market

Several homes are pending going on the market but are not currently so.

One on the market but withdrawn to be on the market again 6605 Entry 12

Presidents' Forum: Clair Weenig

President Weenig summarized the recent Mutual Board President's forum which include the following topics: feral pigs; work orders after hours; solar panels; smoking; AB 3182-rental restrictions; MOD service fee increases; COVID report by Tim O'Keefe; and insurance matters.

Treasurer's Report: Marc Giammona

Marc Giammona gave the following report:

During the last Board meeting on October 27th, we reviewed financial data through period ending September, 2020. Since that time, we are now in receipt of the October financial information.

For the month of October, the mutual had total income of \$41,968 and total expenses of \$ 51,519. For a deficit of \$9551. This deficit was driven by the unbudgeted \$15,494. reserve expense associated with the roadway repairs and crack sealing that took place last month.

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On a YTD basis the Mutual continues to be in a good position financially and on track for expenses aligning with the 2020 budgets. For the period ending October 31, M61 had operating revenue of \$373,212 against operating expenses of \$371,461 which is under the operating budget by \$1,759.

For the Reserve account, as of October YTD M61 incurred expenses of \$47,014. As compared to the YTD budgeted amount of \$37,600 and income of \$46,070. Again, this expense as compared to budget overage is accounted for by the \$15,494 road work.

The October 2020 ending cash balance in our Operating Account was \$47,347.

The October 2020 ending balance in the Reserves Account was \$191,026.

Additionally, I am working with the GRF team to review some of our 2019 and 2020 PGE charges to ensure all billed locations are the responsibility of M61. I will report our findings at the next Board meeting.

M61 finances continue to be in a good position to support the needs of the membership.

A motion was made to certify that the Mutual is in compliance with §5500 regarding review of the October 2020 monthly financial reports.

Moved, Seconded, Carried 4-0

Building Committee: Bob and Ann Ingham, Dirk Mellema

Dirk Mellema reported that a solar system was recently approved by the committee at 6415 Horsemans Canyon and a small storage locker request will be sent to the Board for further review.

Landscape Committee: Joan Weenig

Joan Weenig reported the committee is focusing on the feral pig damage and that is their top priority at this time. Joan reminded owners to use the work order system for landscape needs. A new form is available from the committee, please request the form by phone or email.

Update on Feral Pig Depredation: 28 homes had major damage to their lawns and have elected to have bush landscape replacement. 2 Homes had major damage to lawns and will have total lawn sod replacement of their damaged lawns, 2 homes have minor damage and will have repair of the minor damage area. 21 homes had their lawns spared and are intact. 12 homes already had bush landscape replacement and were also spared any damage. Three common grass areas suffered major damage, the grass area to the left as one enters our gates, the grassy area above the parking area in Entry 8, and an area below 6403 will all be converted to bush landscape.

Those who chose to have their damaged lawns repaired with new lawn were informed that should feral pigs damage their repaired lawns at a later time, the cost of the repair will be theirs. They agreed and still wished to have lawn repair rather than bush landscape.

Schedule for Repairs: 4 Lawns having lawn sod repair will be repaired in the next two weeks. Lawns with major recent damage will have any remaining lawn areas removed, the soil raked smooth and covered with compost. The 28 homes scheduled with bush landscape replacement will have that work begun in January 2021. Brightview Landscape and MOD have both been very cooperative in getting this additional work done and minimizing costs to our mutual as

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much as possible.

Potential savings: This has been an expensive project. Hopefully future savings in landscape contract will result from less lawn mowing and trimming. Also, future savings from less water usage by bush landscape will result in savings as well.

Pig Trapping to continue: Two pigs have been trapped, and “permanently removed”. The most recent was a very large Boar whom the Trapper suspects was responsible for most of the damage done to our mutual. No additional damage to the Mutual has resulted since the large Boar was trapped. Our contract with the Trapper runs through mid-January. Please avoid the corral entrapment area.

Water Usage: Clair Weenig

Water usage savings continue, and hopefully additional savings will result from the 28 lawns and 3 common areas converted to bush landscape.

Social Committee: Marc and Mary Giammona

Marc reported that COVID stopped any events from happening in 2020 but 2 dates for social events in 2021 have been booked with the Rossmoor Recreation Department: Spring Dinner on June 4th in the Donner Room from 5:30pm – 9:00pm and the Fall Dinner on November 5th, also in the Donner Room from 5:30pm 9:00pm.

Emergency Preparedness: Michael Pattee, Chris Bertrand, Rebecca Kunzman, Sharon Collins, Joan Weenig

Chris Bertrand reported that she is reviewing EP items with Michael Pattee and will report at the next meeting.

Pool Committee: Sharon Collins and Ron Van Wert

Both Ron Van Wert and Sharon Collins have resigned from the pool committee. Recruiting replacements will depend upon the decision as to whether or not to continue the Pool Usage Contract.

Report on Pool Survey: As of Dec. 4, 2020, a total of 61 responses have been received – a response rate of 97%. I am told that any survey with over 75% response is considered a very valid survey. 29 have responded to keep the pool contract, 31 have responded to cancel the contract and 1 abstained. During the Survey as responses came in, one day cancellation would be 1-2 responses ahead, the next day keeping the contract would be 1-2 responses ahead. It was very close. Many of those who voted to keep the contract as is, also indicated that they would consider an individual usage contract with Mutual 59.

COSTS: Current contract (7/2020 – 7/2021) is \$14,602 per year, or \$231 per M61 manor. Each year there is to be a COL figure multiplied to increase the annual cost. (an inflation factor if you will) M59 will provide the cost of renewal of the contract and the cost of an individual contract to the M61 Board prior to the executive committee meeting of Dec. 10.

A Special Resident’s Forum on was held on Pool Issues only.

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Unfinished Business

- a. The Pool Contract discussion and decision will be held in an executive Board meeting, which will follow this meeting in a few days.
- b. Update on governing documents due to changes in Calif. law B323, pending work with our attorney, Melissa. She has sent the required letter to Tim O'Keefe regarding "Termination of Establishing Agreements" and pending GRF Board acceptance of our request, M61 Pres. and Secretary will sign. This will make our documents compliant with Calif. state law on that issue.
- c. Election of Board of Directors
 - i. Only two candidates for election have submitted application for nomination to Kelly Maki, they are Clair Weenig and Carle Hirahara
 - ii. Both candidates are acclamated to the board for a 2-year term ending in 2022 since there were two board openings and only two candidates. Seating of newly elected directors will take place in the organizational meeting to follow this meeting.
- d. Road Repair Report --- Clair Weenig
 - i. The "Hot Tar" sealing of cracks has been completed. The original contract stated that only cracks larger than ¼ inch wide would be treated. This resulted in two Entries that were not slated for "Hot Tar" repair had their less than ¼ inch cracks repaired, and many other entries had additional repair work beyond contract requirements. This additional work was all done at no additional cost to the mutual.

New Business

- a. Policy and Procedures are planned to be revised and competed in 2021, this will involve our attorney, Melissa Ward, and Board Members. Residents will be provided copies to review and provide feedback before the Board votes to approve.
- b. The feral pig depredation / capture and removal may require additional efforts in late 2020 and early 2021. The corral entrapment will remain in place, and have bait replenished, and camera monitoring until mid-Jan. 2021

Residents' Forum

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. Topics discussed in Resident's Forum included: the budget mailing; owner input on yard designs; irrigation in damaged areas; and after hours calls.

Announcements

- a. The next quarterly board meeting will be on March 16, 2:00 PM
- b. The meeting may have to be Virtual by ZOOM due to COVID restrictions
- c. The Social meeting usually accompanying the Dec. 2020 meeting will not be held, due to COVID-19 restrictions

Adjournment to Organizational Meeting

President Weenig adjourned the annual meeting at 11:15 a.m. and the Board moved into the organizational meeting.

Secretary's Certificate

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I hereby certify that the foregoing is a true and correct copy of the minutes of the Annual meeting.



Assistant Secretary, Mutual No. Sixty-One