

**Mutual 61 Quarterly Board Meeting
Tuesday, October 19, 2021, at 1:00 PM
Via ZOOM virtual meeting**

Minutes

1. Call to Order and Introductions:

Clair Weenig President	Paul Donner Director of MOD
Janet Hillier Secretary	Rick West Building Maintenance Manager
Marc Giammona Treasurer / Secretary	Jo Ann Cooper Financial Analyst
Sally Bush Director	Joel Lesser CFO
Mike Burke Director	Lucy Limon Board Coordinator

2. The following minutes were approved.

- a. Quarterly Meeting of June 15, 2021
- b. Executive Sessions:
 - i. June 22, 2021 - Legal and other issues
 - ii. August 3, 2021 – Misc. Topics
 - iii. August 25, 2021 – Landscape Matters
 - iv. September 2, 2021 – Organizational meeting to appoint Mike Burke to the Board
 - v. October 15, 2021 – Landscape, Road Paving, Fire Management, 2022 Budget, Coupon Payment Timelines, Architectural Changes, Legal Matters

The Board made a motion to approve the aforementioned meeting minutes.
Moved, Seconded, Carried 5-0

3. New Members were welcomed

David and Mary Benin #6309 E8,
2 more homes are in escrow – The Chan home at #6700, and the Reynolds home at #6102 E 5,
Homes soon on the Market – 2, currently being prepared for market.

4. Reports of Officers and Committees

- a. President's Forums ----- Clair Weenig reported that the Mutual Board Presidents meeting discussed the following:
 - i. Clair Weenig reported on multiple issues discussed at the Mutual Board President's meeting -- The GRF/Mutual management agreement, Homeless Housing near Rossmoor, Accounting issues, Rossmoor homes on lease, Insurance matters, Balcony concerns, The GRF Trust Agreement, Increased Insurance costs, Home Safety program, Evacuations signs at each entry, Possible change in location of Mutual Board Notice, Debt Collection regulations on Mutuals, Workorder Desk volume of calls and emails.
- b. Treasurer's Report ----- Marc Giammoma
 - i. Monthly reports reviewed by Clair and Marc. Motion for \$5500

A motion was made to certify compliance with Civil Code 5500, review of financial statements by two board members for August 31, 2021.

Moved, Seconded, Carried 5-0

ii. Budget for 2022 preliminary review, comments by Board Members

ii. General comments by Marc Giammona:

Marc reported that he and Clair are working with MOD to obtain the most updated financial data. He expressed that they are making good headway. The 2021 budget remains in a good position and the Mutual is expected to finish off the year on track.

Operating: \$293, 932

Reserves: \$57,142

- c. Building Committee ----- no report was made.
- d. Landscape Committee ----- Joan Weenig and Brian Hillier
 - i. Update on feral pig matters – Clair Weenig
 - ii. Update on landscape matters by Joan Weenig and Brian Hillier
 - iii. Fire abatement work weeds and grasses --- Clair Weenig
 - iv. Tree pruning near homes for Fire abatement --- Clair Weenig
- e. Water Usage Subcommittee ----- Marc Giammona
 - i. Marc reported that not much has changed since they last spoke with EBMUD. They are slowly making headway. Marc is hopeful a better report will come in December.
- f. Social Committee – Marc and Mary Giammona
 - Meet and greet new M61 members 6/25/2021 Entry #8
 - Marc to make comments RE: Scheduled meetings and locations
 - Marc to comment on volunteers for committee
- g. Emergency Preparedness ---- Joan Weenig
 - Volunteers are needed for this committee currently there are none, and we have an experienced, ex-member of this committee willing to assist and orient volunteers as to what is involved.

5. Unfinished business

- a. a. Feral pig ongoing concerns
- b. Executive Session Discussion:
 - The Board reminded residents that the purpose of the Executive Meetings is for immediate litigation, contracts, disciplinary issues or personnel issues.

6. New Business

- a. 2022 Budget – waiting for GRF portion of coupon and M61 final numbers
 - Mutual Operations Director Paul Donner presented the proposed 2022 Budget for the total basic assessment and provided the reasoning and method of operation used to draft the budget. A motion was made to approve the 2022 Budget as presented with a

\$40 (5.8%) increase to the monthly coupon. Beginning on January 1, 2022, the monthly coupon will change from \$695 to \$735.

Moved, Seconded, Carried 5-0

- b. Renewal of Brightview Landscape Contract
The Board is considering two landscape contacts, Brightview & Terra Landscape.
- c. Road status report RE condition and recommendations from contractors Clair and Marc met with Silicon Valley Paving and Black Diamond Paving regarding repaving the road. Clair expressed that the Board was more impressed with the maintenance approach of Silicon Valley Paving.
- d. Inflation effects upon coupon

7. Resident's Forum --- open for general comments – please keep 3-5 minutes per speaker – comments including the breakdown of the 2022 monthly coupon .

8. Announcements

- a. The next Mutual 61 Board Meeting will be the Annual Meeting held on December 14, 2021, at 2:00 PM, hopefully in the Fairway Rooms A&B at Creekside and if not, then by ZOOM. If at Creekside, Holiday drinks and deserts will be available

9. Adjournment

President Weening adjourned the meeting at 2:15 pm.