

# WALNUT CREEK MUTUAL NO. SIXTY-ONE

## QUARTERLY MEETING MINUTES OF THE BOARD TUESDAY, OCTOBER 27, 2020 AT 2:00 P.M. ZOOM MEETING

### **Call to Order**

President Weenig called the meeting to order at 2:00 p.m.

### **Roll Call**

**Directors Present:** Clair Weenig, President  
Michael Pattee, Vice President  
Marc Giammona, Treasurer/Secretary  
Ron Van Wert, Director (Left meeting at 3PM)  
Janet Hillier, Director

**Also Present:** Paul Donner, Director of Mutual Operations; Rick West Building Maintenance Manager; Rebecca Pollon, Landscape Manager; Kelly Maki, Board Services Coordinator; and Jo Ann Cooper, Financial Analyst.

### **Approval of Meeting Minutes**

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

Quarterly Board Meeting.....	June 16, 2020
Executive Session Meeting.....	August 14, 2020
Special Meeting .....	September 4, 2020
Emergency Executive Session .....	September 14, 2020
Emergency Executive Session .....	September 24, 2020
Special Meeting .....	October 20, 2020

The above minutes were approved as submitted.

**Moved, Seconded, Carried 5-0**

### **Welcome New Members**

Danny Black and Kathy Chao 6413 Entry 10  
Tilden and Francine Sokoloff 6417 Entry 10

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One on the market but withdrawn to be on the market again 6605 Entry 12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: insurance; late fees; fiscal year; dryer vent cleaning; state law on rentals (AB 3182); law firm representations; possible Treasurers' group meetings; state law on Election Procedures (SB 323); board vacancies; and that there will not be a November President's Forum, the next one will take place December 7<sup>th</sup>.

### **Treasurer's Report: Marc Giammona**

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Marc Giammona gave the following report:

During the last Board meeting we reviewed financial data through May 2020. Since that time, we are now in receipt of the June through September financial information.

For the period June through the end of September M61 operating revenue was \$111,964.00 with expenses of \$134,357.00 resulting in expenses exceeding revenue for this period by \$22,393.00.

For the same time, Mutual Reserves revenue was \$13,824.00 against expenses in this account of \$8604.00. The increase in operating account expense during this time is the result of some of the early pig damage bills and landscape invoices from previous months were presented for payment.

A better barometer of the Mutual's financial health and performance is our YTD position as compared the budget and past year's expense. For the period ending September 30, M61 had total revenue of \$377,114.00 which is up \$13,944.00 from the 2019 figure of \$363,170.00. M61's September YTD operating expenses of \$335,539.00, is up 7.2% versus 2019 and is \$359.00 under the budget target of \$ 335,898.

For the Reserve account, as of September YTD M61 expenses of \$31,416.00 leaves a remaining budget of \$6,184.00. The pending road repairs and initial pig damage work will result in a decrease in the Reserves account balance by the end of 2020 that I will discuss in more detail when we present the 2021 budget plan.

The September 2020 ending cash balance in our Operating Account was \$55,145.00  
The September 2020 ending balance in the Reserves Account was \$204,024.00

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

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

**Moved, Seconded, Carried 5-0**

## **2021 Budget Presentation and Vote**

Marc Giammona and Paul Donner presented the proposed M61 2021 Budget.

A motion was made to approve the proposed M61 2021 Budget with a \$30 (4.5%) increase to the monthly coupon. Beginning January 1, 2021, the monthly coupon amount will change from \$665 to \$695.

**Moved, Seconded, Carried 5-0**

## **Building Committee: Bob and Ann Ingham, Dirk Mellema**

There was no building maintenance report given to the Board.

## **Landscape Committee: Joan Weenig**

Joan Weenig gave the following landscape report: Brian Hillier was introduced to the Board as a potential Landscape Committee Member. Jean Chen has asked to have her name withdrawn

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for consideration for the Landscape Committee.

The major landscape issues at present are those related to feral pig damage to M61 lawns, their repair and replacement, and it is being handled by the Board.

At present, routine landscape requests and issues are being managed by the "work order system" and it seems to be functioning well.

A motion was made to appoint Brian Hillier to the landscape committee.

**Moved, Seconded, Carried 5-0**

**Update on Feral Pig Depredation:** The Trapper has been contracted for a 4-month interval that will run through early January. He is credentialed by the California Fish and Wildlife Dept. to trap feral pigs and Mutual 61 have been given a license for him to do so. He is using a corral entrapment device which is baited with food in attempt to get the pigs trained to come into the corral for the food. The area is monitored 24/7 with motion activated infra-red cameras which transmit to the Trapper's cell phone. When that is accomplished, and the "herd" is trained to enter the trap, a trap door will be released remotely by the Trapper's cell phone. He will then remove the pigs. So far, no pigs have been trapped in the corral. Photos of a large Boar have been seen, but he has avoided the trap. We appreciate resident's avoidance of the corral trap area during this process.

So far 22 lawns have been damaged. 30 lawns no damage. 11 residences already had bush landscape and suffered no damage.

Presently, the 30 intact lawns will remain so as will the 11 with bush landscape. Should the 30 intact lawns experience feral pig damage in the future, those residents will have the option of lawn sod replacement or bush landscape replacement at Mutual expense. Three damaged lawns will be replaced with lawn sod at resident's request. They have been advised that subsequent lawn damage by feral pigs will require repair at the owner's expense. 19 damaged lawns will have bush landscape replacement, as will 2 common areas, one in Entry #8 and one in Entry #10.

Feral pigs have damaged other Mutuals' lawns and MOD has appointed Rebecca Pollon to work in conjunction with the involved Mutuals and the Trapper.

### **Water Usage: Clair Weenig**

Details of 2020 water usage deferred to December meeting.

### **Social Committee: Marc and Mary Giammona**

Marc reported that the committee is booking rooms for social events scheduled in 2021, hopefully the events do not need to be cancelled due to COVID.

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

Michael shared the updated emergency supply list.

### **Pool Committee: Sharon Collins and Ron Van Wert**

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The committee had no report to give since the pool is not being used by M61 members at this time due to COVID.

A discussion was had by the Board about continuing or discontinuing the pool usage contract with M59.

A special resident's forum was had on pool issues only. Residents in attendance expressed that they wish to continue the pool usage contract.

## **Unfinished Business**

- a. Discussion on whether to renew or cancel the pool usage contract with M59:** A motion was made to request that the pool committee approach M59 about whether or not M61 members will be able to contract individually for use of the pool if the Mutual cancels the contract.  
**Moved, Seconded, Carried 4-0**
- b. Update on Bylaws due to changes in California law SB 323:** This work is pending with our attorney Melissa Ward and will hopefully be completed in 2021.
- c. Election of Board of Directors:** Clair Weenig and Ron Van Wert terms expire Dec. 2020. Ron Van Wert will not be running for reelection, Clair Weenig will. Only two candidates for election have submitted application for nomination to Kelly Maki, they are Clair Weenig and Carle Hirahara. Since there are only two candidates for the two vacancies, election will be by affirmation. Appreciation is extended to Carle Hirahara for volunteering.
- d. Road Repair Report:** Repair of horseman Canyon Drive, asphalt and crack "Hot Tar" sealing has been done. Follow up of missed crack sealing is to have been completed by October 23

## **New Business**

- a.** Policy and Procedures are planned to be revised and completed 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 remove may require additional efforts in late 2020 and early 2021.
- c.** Appreciation for residents and family for avoiding the pig entrapment enclosure.

## **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 pool and grub treatments on lawns.

## **Announcements**

- a.** The Annual Meeting will be held December 8, 2020 at 10:00 AM.
- b.** The meeting may have to be Virtual by ZOOM due to COVID restrictions.
- c.** The Social meeting usually associated with the Annual meeting may not take place due to COVID restrictions.

## **Adjournment**

President Weenig adjourned the meeting at 3:36 p.m.

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**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.

A handwritten signature in blue ink that reads "Kelly Maki". The signature is written in a cursive style.

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**Assistant Secretary, Mutual No. Sixty-One**