

Mutual 61 Quarterly Board Meeting
Monday, June 6th, 2022, at 2:00 PM
Via ZOOM virtual meeting

Minutes

1. Call to Order and Introductions:

Bob LaSala President

Marc Giammona Treasurer

Janet Hillier Secretary

Sally Bush Director

Paul Donner Director of MOD

Rick West Building Maintenance Manager

John Tawastsjerna Landscape Manager

Lucy Limon Board Coordinator

Directors Absent: Mike Burke Vice President

2. The following minutes were approved.

- a. Quarterly Meeting of March 25, 2022
- b. Executive Meeting of April 8, 2022
- c. Special Meeting of April 27, 2022

The Board made a motion to approve the aforementioned meeting minutes.

Moved, Seconded, Carried 4-0

3. Reports of Officers and Committees

- a. President's Forums ----- Bob LaSala reported the following:

Bob stated that this is his first Board meeting as the Mutual 61 President. Bob has met with all the committees to familiarize himself with them and their functions. Since the property taxes for co-ops was not paid on time, a very large penalty had to be paid, MOD is currently working on having that waived. The GRF management agreement has not finalized, but great progress has been made. Another topic that GRF is exploring is to install a new software system, in specific for the accounting department.

- b. Treasurer's Report ----- Marc Giammoma

- i. During the last Board meeting in March, I reviewed financial data through December 2021 preliminary data. We are now in receipt of January through March 2022 preliminary data. This data may be adjusted based on the audit and any adjustments of the 2021 Y.E. statement.
Before getting into the numbers, I want to share a brief update on the progress of my work with the MOD finance team. Working with Amanda and Paul, we have taken the first steps to resolve our EBMUD account anomalies. MOD has arranged for Bob and I to have access to the account enabling us to better analyze the usage and billing data. This will also permit us to request that EBMUD conduct an irrigation meter audit and to confirm their statement accuracy. From there we can

better manage the next steps in irrigation management to conserve water. Amanda is also working with Republic to secure the \$992. balance of our credit.

Looking at M61 financials through the preliminary March 2022 preliminary data our first quarter of the year budget performance looks good. Please remember that the Mutual's expenses are not linear and month-to-month deviations can be significant. As an example, Our EBMUD water utilization or the recent fire prevention work and tree trimming that many of you have noticed over the past few weeks are not reflected in these totals and may not be posted until the June results are finalized.

YTD Operations accounts:

\$116,216	Income
\$99,564	Expense
\$116,220	YTD Budget
\$16,220	under budget

Reserves accounts:

\$22,701	Income
\$1,349	Expense
\$27,229	Under income with outstanding invoicing for fire abatement work still to be applied.

- ii. Monthly reports reviewed by Bob 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 January, February, and March 2022.

Moved, Seconded, Carried 4-0

- c. Building Committee -----Bob and Ann Ingham and Jon Leuteneker
 - i. Only two requests have been submitted; one for a deck and the other to replace a rail due to dry rot. Both requests were submitted to the committee and were approved.
- d. Landscape Committee ----- Joan Weenig and Brian Hillier
 - i. Joan gave the following report:
 - 1. Brightview entry & resident maintenance for Spring/Summer months includes:
 - a. Ground cover, grass trimming, lawn aerating, fertilizing, grub control, seasonal shrub pruning, weed control, hillside grass & tree trimming for Fire prevention, walkway & landscape related street cleanup.
 - 2. Brightview Spring/Summer Tree management for M61 includes:
 - a. Selected Oak Tree annual fungus treatment- done in May
 - b. A major tree pruning project for fire protection, deadwood removal, canopy raising on walkways is in process.
 - 3. The MOD annual landscape plan & crew workday allotment includes:

- a. Spring mulching for Area A (entries 4-8)
Area B&C MOD mulching will occur next year & the year after.
- b. Irrigation focus is ongoing with possible adjustments ahead due to drought conditions
- c. MOD plant replacements will occur in the Fall
- 4. Landscape suggestions for Residents:**
 - a. Continue to use the workorder@rossmoor.com email system for landscape maintenance issues around homes
 - b. Continue to use the Landscape Request forms for desired landscape changes &/or plant replacement requests
 - c. Use the Rossmoor.com Landscape website for general landscape information
 - d. Contact Joan Weenig or Brian Hillier for landscape questions or concerns
- e. Social Committee – by Gail Solt and Chris LaSala
 - i. The committee is currently working on arranging two social events, one on September 11 and one in December. More information to come. A welcome packet has put together to give new members M61 information, such as EPO, landscape, architectural forms, information regarding the Rossmoor website. The welcome packet also contains several goodies. Five baskets have been delivered.
 - g. Emergency Preparedness ----
The Board is looking for volunteers to help on this committee.

4. Old Business

- a. None

5. New Business

- a. Review of attorney comments, re-proposed Civil Code Section 5500, 5502, 5510, and 5380 Board Resolution Vote to adopt resolution:

The Board made a motion to adopt the proposed language by attorney Richard Fong to comply with CC's 5500, 5502, 5510 and 5380.

Moved, Seconded, Carried 4-0

- b. Review of the CC&Rs and Policies and Procedures of the Mutual 61 Governing Documents:
The Board will be moving forward with the restatement of the governing documents. Legal counsel, Richard Fong, will guiding the board on this project.

- 6. Residents Forum:** open for general comments – please keep 3-5 minutes per speaker, comments included: new jenark system for accounting, fire abatement system, composting.

8. Announcements

a. The next Quarterly meeting will be held on October 25th, 2022, 2:00 p.m., location TBD. Residents will be notified if it will be done over zoom or in person.

9. Adjournment to Organizational Meeting

President LaSala adjourned the meeting at 3:01 pm.