

MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)
TWENTY-SEVENTH ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, APRIL 20, 2021 AT 9:30 A.M.
ZOOM MEETING

President Tom Lenz called to order the Twenty-Seventh Annual Meeting of the Membership of WALNUT CREEK MUTUAL SIXTY-FIVE at 9:30 a.m. on Tuesday, April 20, 2021- via ZOOM.

PRESENT: Tom Lenz, President
Richard Walsh, First Vice President
Lois Kadosh, Second Vice President
Clark Nelson, Treasurer
Ed O'Dea, Secretary

EXCUSED: None

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

CERTIFICATION OF NOTICE OF MEETING – Anne Paone

Assistant Secretary Anne Paone read the Certification of Notice of Members' Meeting certifying that a copy of the Notice of Members' Meeting was emailed to all members by Dick Walsh on April 19, 2021 and notice appeared in the Rossmoor News on March 31, April 7, and April 14.

APPROVAL OF MINUTES

President Lenz asked if there were any additions or corrections to the minutes of the Annual Membership Meeting and Organizational Meetings of May 12, 2020. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S REPORT – Tom Lenz, President

President Lenz reported the following:

DURING EACH ANNUAL APRIL MEETING, A REPORT IS GIVEN REFERRING TO MUTUAL EVENTS THAT OCURED DURING THE YEAR.

AT YEAR END, 2020, OUR FUND BALANCE WAS \$593,053 COMPARED TO 2019 FUND BALANCE OF 507,310. THIS INCREASE WAS HELPED BY OUR SPECIAL ASSESSMENT, WHICH I WILL SPEAK TO IN A MOMENT.

ALTHOUGH OUR FUND BALANCE SEEMS GOOD, WE DO HAVE POTENTIAL FUTURE SIGNIFICANT EXPENSES. FOR EXAMPLE, ASPHALT REPAIR TO OUR STREETS IN 2023, AND HOUSE PAINTING IN 2025.

ADDITIONALLY, THERE HAS BEEN RECENT RESIDENT COMMENTS THAT WE CONSIDER UPGRADING OUR LANDSCAPE, BUT THIS WOULD REQUIRE A LARGER LANDSCAPE BUDGET, SO THIS SUBJECT WILL REQUIRE FURTHER DISCUSSION AND PLANNING.

EVERY YEAR, YOUR BOARD MEETS WITH MOD REPRESENTATIVES TO CAREFULLY CONSIDER THE COMING YEARS BUDGET. FOR 2021, THE BOARD FELT THAT THE BEST WAY TO MEET THE MUTUALS EXPENSES, GRF EXPENSES AND MOD EXPENSES, PLUS KEEP OUR FUND BALANCE HEALTHY AND TO ALLOW FOR UNEXPECTED AND UNSCHEDULED EXPENSES, WAS A SPECIAL ASSESSMENT AND THEREBY KEEP OUR MONTHLY COUPON AT THE 2020 AMOUNT. THIS WAS APPROVED BY THE BOARD AND OUR RESIDENTS.

THIS PAST YEAR, UNEXPECTED EXPENSES WERE PRIMARILY SEWER PIPE REPAIR OR REPLACEMENT CAUSED BY INVASIVE TREE ROOTS CAUSING PIPE BLOCKAGE AND BREAKAGE.

ANOTHER ACTIVITY, WAS WORKING WITH OUR ATTORNEY, THE BOARD HAS UPDATED MUTUAL 65 CC&RS AND BYLAWS. THIS HAS BROUGHT THESE TWO DOCUMENTS UP TO CURRENT CALIFORNIA STATUES. AS YOU MIGHT RECALL, THESE DOCUMENTS WERE APPROVED BY OUR RESIDENTS.

SUBSEQUENT TO THESE DOCUMENTS BEING PUBLISHED, RESIDENTS RECEIVED WRITTEN CHANGES TO CALIFORNIA LAW COVERING THE INCREASED NUMBER OF RENTAL UNITS THAT WE MUST PERMIT IN THE MUTUAL. THIS CHANGE CAME AFTER OUR CC&RS WERE PUBLISHED, BUT WILL BE FORMALIZED INTO OUR DOCUMENTS BY 12/31/2021 AS PERMITTED BY LAW.

AS YOU KNOW, WE HAVE HAD OUR GUTTERS REPLACED AND THE DOWNSPOUTS ENLARGED WIH THE HOPE THIS WOULD ELIMINATE WATER OVERFLOWING THE GUTTERS. WITH OUR LACK OF HEAVEY RAIN, I HAVE NOT HEARD IF THIS WAS ACCOMPLISHED.

AT THE RECENT PRESIDENTS' FORUM, WE HAD A PRESENTATION ON THE WALNUT CREEK SMOKING ORDNANCE, WHICH HAS BEEN IN PLACE FOR 7, 8 YEARS. AS MOST OF YOU KNOW, SMOKING IS NOT PERMITTED IN ENCLOSED AREAS, ON YOUR DECKS OR PATIOS. THERE ARE FINANCIAL PENALTIES IF THIS OCCURS. I AM NOT AWARE OF THIS BEING A PROBLEM IN DEVONSHIRE BUT FELT I SHOULD MENTION IT.

IN REGARD TO COVID, IT WAS MENTIONED BY GRF THAT WE ARE IN AN IMPROVED TIER SO YOU SHOULD REFER TO ROSSMOOR NEWS FOR THE LATEST PERMITTED CAPACITY IN OUR FACILITIES.

WE HAVE HAD A NUMBER OF NEW RESIDENTS THIS PAST YEAR.

VIVIAN CLAYTON ON COMSTOCK

HENRY MOLL ON COMSOCK

SCOTT PAINE ON COMSTOCK

DIANE PORTNOFF & ALAN FITZGERALD ON WALES

MARLENE SWAFFAR ON WALES

BILL & CAROLYN GUERRA ON WALES

IF I HAVE MISSED ANYONE, I APOLOGIZE, BUT WELCOME NEW RESIDENTS AND I HOPE YOU ENJOY LIVING IN DEVONSHIRE.

ONE LAST ITEM I WANT TO MENTION IS THE EFFORTS OF OUR RESIDENT VOLUNTEER COMMITTEE HEADS.

PAM WALSH AND RUTH REEVES COVERING LANDSCAPING, PAUL AND PATTY HOLLAND, HEAD OF EMERGENCY PREPAREDNESS COMMITTEE, AND CATHY O'DEA, HEAD OF OUR SOCIAL COMMITTEE. OUR SOCIAL ACTIVITIES WERE CURTAILED DUE TO THE LOCKDOWN, BUT HOPEFULLY THIS WILL IMPROVE THIS YEAR.

I ALSO WANT TO THANK THE MOD STAFF FOR THEIR EXCELLENT SUPPORT, MAINLY ANNE PAONE, PAUL DONNER, RICK WEST, AND REBECCA POLLON. THANK YOU FOR YOUR SUPPORT DURING THE YEAR AND CONTRIBUTING TO OUR QUARTERLY MEETINGS.

THIS CONCLUDES MY PRESIDENTS REPORT.

FIRST VICE PRESIDENT'S REPORT – Dick Walsh

No report at this time.

SECOND VICE PRESIDENT'S REPORT – Lois Kadosh

Lois gave Rick West's report as follows:

2020 and 2021 Highlighted Completed projects.

1. 2020 New gutter and downspout installation for all 16 buildings.
Contractor: A One Construction.
Total Cost \$91,150.00.
(This Project Completed in December 2020).
2. 2020 / 2021 Painting of 264 new downspouts to match existing building paint.
Contractor: MOD.
Total Cost \$11,373.00.
(This Project was started in 2020 and completed in March of this year).
3. In February 2021 – At 1805 Wales there was an Emergency underground Fire Sprinkler system Line break. Contractors: AMAC / MOD / Fire Protection Management.
Total cost \$6,599.00
(This Project was Completed in March of this year).
4. Last year at 1821 Wales – There was an Emergency Main line break at the meter. Contractor: Five Star.
Total cost \$5,840.00

(This Project was Completed in March 2020).

5. 1700 / 1702 / 1704 Comstock – Jim Hogue completed an extensive back deck inspection.

This was requested due to suspected Dry Rot issues.

Total cost \$275.00

(Report sent to the board for review).

6. In 2020 MOD replaced two inoperable Attic Fans at 1716 and 1718 Comstock.
Total cost \$761.00

(This Project was Completed in October 2020).

7. In 2020 a section of barbed Wire fencing was installed next to Unit 1700 Comstock. Contractor: Five Star

Total cost \$3,000.00

(This Project was Completed in November 2020).

SECRETARY'S REPORT – Ed O'Dea

No report at this time.

TREASURER'S REPORT – Clark Nelson

Mr. Nelson reported that the Operating Fund has \$441,000. There was \$431,00 in expenses leaving a surplus of \$10,000. The Mutual was under budget by \$33,000 in insurance, water, and building maintenance.

There was a special assessment of \$3,000 to replenish the Operating Fund and to repay the Reserve Fund \$35,000 to cover shortages. Forty-three of the forty-four owners have paid the assessment. The 2021 budget has an increase for insurance and water.

There was \$463,000 in the Reserve Fund at the end of 2020. The Board is committed to increasing the reserves.

STAFF REPORTS

1. Director of Mutual Operations: Mr. Donner reported we are expecting some rain, but long-term there may be a drought situation. EBMUD raises their rates from July to July. They will discuss a water rate increase. 6.2% was factored in an increase into the budget already. Insurance came in slightly under budget.
2. Building Maintenance Manager: Mr. West reported we have a 10-year reserve spending plan. Everything is planned out. We will work with Helsing to revise the reserve study.
3. Landscape Manager: Pamela Walsh reported there was a vote taken for the landscaping design. She read the results. There were 16 votes for the veneer wall. Nine votes from Wales and 7 votes from Comstock. Ms. Pollon spoke about the lawns. They had a Town Hall Meeting to discuss plans. They are applying to remove some trees that are starting to invade

infrastructures. They are waiting to hear form the City. Terra will do the wall construction. MOD will do planting. The work days have been moved to July.

RESULTS OF ELECTION

Ms. Paone read the election results certifying that Ed O'Dea, Tom Lenz, and Dick Walsh were elected by acclamation of the membership for a two-year term on the Board.

SEATING OF DIRECTORS

The elected directors remained seated.

COMMITTEE REPORTS

Building Maintenance – Ms. Kadosh had nothing further to report.

Emergency Preparedness – Ms. Holland is happy to work with anyone to put together a “To Go” bag.

Landscape Committee – Pamela Walsh, Ruth Reeves Co-Chairs
No report.

Social Committee – Cathy O'Dea, Chair

Ms. O'Dea reported they are hoping to have a BBQ at Dollar on July 11th. The picnic area is good for social distancing. December 4th is scheduled for the Holiday Party. A caterer had been hired.

RESIDENTS' FORUM

A resident asked if there was any drawing or schemes that show the walls for the rest of the street. Ms. Pollon stated that there is no formal design. The Mutual would have to pay for that.

Resident objected to removing current moss walls at an added expense.

Resident asked who makes the decision regarding landscaping. Ms. Pollon reported that the Board does.

Resident reported that bushes at the end of her garage to the street are dying. Ms. Walsh reported that everything will be replaced eventually.

Resident thanked the Board for their hard work. she is concerned about the hill being a fire hazard. Ms. Pollon stated that the city might not approve the removal of trees there even if the Mutual agreed.

Resident reported a tree was removed in front of his house and there is nothing there. Ms. Walsh reported that she sent an email to Terra requesting that sod be placed there.

ANNOUNCEMENT

The next quarterly meeting of the Board will be held on Tuesday, July 20, 2021 at 9:30 a.m. via Zoom or possibly in the Donner Room at the Event Center.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:25 a.m. to an organizational meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Sixty-Five