

MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)
TWENTY-EIGHTH ANNUAL MEETING OF THE MEMBERSHIP
TUESDAY, APRIL 19, 2022 AT 9:30 A.M.
ZOOM MEETING

President Tom Lenz called to order the Twenty-Eighth Annual Meeting of the Membership of WALNUT CREEK MUTUAL SIXTY-FIVE at 9:30 a.m. on Tuesday, April 19, 2022- via ZOOM.

PRESENT: Tom Lenz, President
Richard Walsh, First Vice President
Lois Kadosh, Second Vice President
Clark Nelson, Treasurer

EXCUSED: Ed O'Dea, Secretary

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; John Tawaststjerna, 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 mailed to all members on April 1, 2022 and notice appeared in the Rossmoor News on April 6, and April 13, 2022.

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 April 20, 2021. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S REPORT – Tom Lenz, President

President Lenz reported the following:

DURING EACH ANNUAL MEETING, A REPORT IS GIVEN REFERRING TO MUTUAL EVENTS THAT OCURED DURING THE PREVIOUS 12 MONTHS.

AT 12/31/2021, OUR FUND BALANCE WAS \$596,533 COMPARED TO 12/31/2020 WHEN THE FUND BALANCE WAS \$507,970. THIS IS DUE IN PART TO OUR \$3,000 PER UNIT ASSESSMENT.

ALTHOUGH OUR FUND BALANCE SEEMS GOOD, WE DO HAVE POTENTIAL SIGNIFICANT EXPENSES. FOR EXAMPLE, REPAIRS TO OUR MUTUAL OWNED STREETS SCHEDULED FOR 2023 AND 2024 AND HOUSE PAINTING EXPENSES TO BE SPREAD OVER YEARS 2025 AND 2026.

SOME OF THE ITEMS COMPLETED IN 2021 INCLUDE:

1. NEW GUTTERS AND DOWNSPOUTS WERE INSTALLED AND PAINTED. AS YOU KNOW, WE HAVE OUR GUTTERS AND DOWNSPOUTS CLEANED TWICE A YEAR.
2. OUR FIRST SPECIAL ASSESSMENT WAS APPROVED IN 12/2020 AND SUCCESSFULLY COLLECTED IN 2021 WHICH ALLOWED OUR COUPON IN 2022 TO REMAIN THE SAME AS 2021 WHILE MAINTAINING A REASONABLE REVENUE BALANCE.
3. IN SPITE OF RESTRICTIONS IMPOSED BY COVID, WE WERE ABLE TO HAVE TWO SUCCESSFUL SOCIAL EVENTS LAST YEAR. WE CAN THANK CATHY O'DEA, SOCIAL CHAIRMAN AND HER COMMITTEE. WE HAVE HAD SOME LANDSCAPE REHAB MAINLY POOR LAWN REMOVAL REPLACED BY DROUGHT TOLERANT VEGETATION. THANK YOU, PAM WALSH, FOR YOUR INVOLVEMENT.
4. AN UNEXPECTED EVENT WAS AN AUTO ACCIDENTALLY PLOWING INTO OUR CONCRETE FENCE THAT RUNS ALONG THE FITNESS CENTER PARKING LOT. WE DISCOVERED THE FENCE BELONGS TO OUR MUTUAL. FORTUNATELY, THE DRIVER'S INSURANCE IS SUPPOSED TO COVER THE COST OF REPAIR SO THE COST WILL NOT COME OUT OF OUR MUTUAL FUNDS.

THE MARCH MONTHLY PRESIDENTS FORUM AND GRF MEETING HAD SOME DISCUSSIONS. THERE ARE SEVERAL ITEMS I WOULD LIKE TO MENTION:

THE ROSSMOOR GENERAL INSURANCE POLICY PREMIUM FOR 2022 IS SHARED BY ALL MUTUALS. THE GOOD NEWS FOR MUTUAL 65 IS THE 2022 EXPENSE WENT FROM 481,855 REDUCED TO 475,604 BECAUSE WE HAVE CEILING SPRINKLERS AND HAVE NOT HAD AN INSURANCE CLAIM THE LAST FIVE YEARS. BOTH OF THESE ITEMS GAVE US A REDUCTION.

GRF INDICATED THAT IN THE FUTURE WE MIGHT BE ABLE TO HAVE A HYBRID MEETING, MEANING IN PERSON AND ALSO ON ZOOM. SO HOPEFULLY OUR NEXT MEETING CAN BE IN PERSON WITH THOSE RESIDENTS UNABLE TO ATTEND IN PERSON ABLE TO PARTICIPATE VIA ZOOM.

I PREVIOUSLY REPORTED ON NEGOTIATIONS BETWEEN MUTUALS AND GRF REGARDING THE MANAGEMENT AGREEMENT. IT IS STILL NOT FINALIZED. WE ARE WAITING FOR A DECISION ON THE ACCEPTANCE OF THE HOLD HARMLESS PROVISION.

IT WAS REPORTED THAT THE ACCOUNTING DEPARTMENT HAS HAD PERSONNEL CHANGES RESULTING IN DELAYS IN RECEIVING THE MUTUAL MONTHLY FINANCIAL STATEMENTS.

ONE LAST ITEM I WANT TO MENTION IS TO THANK OUR RESIDENT VOLUNTEERS FOR ALL OF THEIR EFFORTS. PAM WALSH AND RUTH REEVES COVERING LANDSCAPING, PAUL AND PATTI HOLLAND HEADING EMERGENCY PREPAREDNESS, AND CATHY O'DEA HEADING THE SOCIAL COMMITTEE.

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

WE HAVE TWO NEW COMMITTEE MEMEBERS. MARTHA TOPPIN WILL BE COVERING LANDSCAPE ON COMSTOCK AND ALLEN FITZGERALD WILL BE ASSISITNG THE HOLLANDS IN EMERGENCY PREPAREDNESS.

MOD – Paul Donner

Mr. Donner introduced John Tawaststjerna, Landscape Manager. Mr. Donner explained that there has been a lot of attrition with staff. Kris Peterson went back to her former position. Tom Huber is retiring. Rogan Volger is the new inspector.

FIRST VICE PRESIDENT’S REPORT – Dick Walsh

No report at this time.

SECOND VICE PRESIDENT’S REPORT – Lois Kadosh

No report at this time.

SECRETARY’S REPORT – Ed O’Dea

Excused.

TREASURER’S REPORT – Clark Nelson

Mr. Clark reported that he only has the January 31st financials. The operating fund has \$122,800 and the reserve fund has \$581,583.

BUILDING MAINTENANCE MANAGER – Rick West

INFORMATION ITEMS: Work scheduled, In Progress or Completed in 2021 & 2022.

Roof Tune up scheduled for 2022. MOD put this project out to bid.
Budget \$16,000.00.
(Estimates will be presented to the Board for approval).

1. Gutter and Downspout cleaning. Contractor Outdoor Keepers
Scheduled for two cleanings annually – February and November.
Cost per cleaning \$6,817.00 or \$13,634.00 annually.
(Last cleaning was completed in February 2022).
2. Resident / Mutual billable estimates for Resident Dry rot deck repair work:
#1700 Comstock \$2,530.00 / #1702 Comstock \$4,715.00 / #1704 Comstock
\$6,389.00.

Contractor: MOD - Mutuals cost not to exceed \$7,500.00.
All 3 residents have signed an agreement to split this cost with the mutual.

(This project scheduled to start the end of April, weather pending).

3. Fence replacement due to car accident. Contractor: MOD
Board elected to have the concrete section of fence replaced with a Redwood
Fence matching the current design as close as possible. Cost \$5,279.00.
(100% Car owner billable. Car owner lives in Rossmoor and has
Travelers Insurance).

Ms. Kadosh thanked Rick West and said he covered everything very nicely.

RESULTS OF ELECTION

Ms. Paone read the election results certifying that Lois Kadosh and Clark Nelson were elected by acclamation of the membership for a two-year term on the Board.

SEATING OF DIRECTORS

The elected directors, Lois Kadosh and Clark Nelson, remained seated.

COMMITTEE REPORTS

Building Maintenance – Ms. Kadosh thanked Rick West and said he covered everything very nicely.

Emergency Preparedness – No report.

Landscape Committee – Pamela Walsh, Ruth Reeves Co-Chairs

Ms. Walsh reported there is a 5-year plan to convert grass. There could be a rebate from EBMUD. Next week Terra will remove stones on Comstock and Wales and replace them with mulch.

Social Committee – Cathy O’Dea, Chair

No report.

RESIDENTS’ FORUM

A resident asked where to locate past minutes. She was advised they are on the Rossmoor website under the Mutual.

Resident thanked the Board and the committees for all of their work.

ANNOUNCEMENT

The next quarterly meeting of the Board will be held on Tuesday, July 19, 2022 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 10:00 a.m. to an organizational meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Sixty-Five