

MINUTES

WALNUT CREEK MUTUAL SIXTY-FIVE (DEVONSHIRE)
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 20, 2021 AT 9:30 A.M.
DONNER ROOM, EVENT CENTER

President Tom Lenz called to order a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL SIXTY-FIVE at 9:30 a.m. on Tuesday, July 20, 2021, in the Donner Rom at the Event Center.

PRESENT: Tom Lenz, President
Richard (Dick) 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; and Anne Paone, Administrative Secretary. Rebecca Pollon, Landscape Manager – Excused

There were also 12 residents present.

APPROVAL OF MINUTES

Ms. Kadosh moved to approve the minutes of the April 20, 2021 Annual and Organizational meetings as written and reviewed. Mr. Walsh seconded and the motion carried without dissent.

PRESIDENT'S REPORT

Mr. Lenz reported that the management agreement is still under negotiation, but they are getting close to finalizing. Indemnity is being discussed. There will be voluntary water cut-backs. MOD has a drone for roof inspections and some other tasks. FWCM is investigating the use of solar in their Mutual. There will be an insurance refund that will be allocated to the Mutuals on an equitable basis. This is due to a cap on insurance commissions. Realtors may have open houses on a limited capacity. There are 2 volunteers, Terry Brykczynski and Pamela Walsh, that take walks at night to make sure lights are on.

FIRST VICE PRESIDENT'S REPORT

None

SECOND VICE PRESIDENT'S REPORT

No report.

SECRETARY'S REPORT

None

TREASURER'S REPORT

Mr. Nelson reported the finances are in good shape. The operating fund has \$16,500 revenue over expenses and the reserve fund has \$32,800 revenue over expenses. The Mutual received \$5,000 back for insurance credit, due to a cap of insurance commissions.

Everyone has paid the \$3,000 special assessment with one exception. That money should be received this week. There is \$520,000 TYD in the reserve account. Roofs will be the biggest expense.

Ms. Kadosh moved to approve financials per civil code #5500. Mr. O'Dea seconded and the motion carried without dissent.

MANAGER'S REPORT – Paul Donner and Rick West

Mr. Donner reported that the budget season has started. The first draft will be provided by September. We will keep the reserves funded. Other items are stable. We don't have any information on water increases yet.

BUILDING MAINTENANCE COMMITTEE REPORT – Lois Kadosh/Rick West

Ms. Kadosh deferred to Mr. West for a report. Mr. West reported that they are prolonging the replacement of the roofs. Instead, we are doing roof tune-ups. We can extend the life of the roofs by 5 years or more. Some light bulbs were out, but have been taken care of. There is \$217,000 slated for asphalt replacement.

EMERGENCY PREPAREDNESS

No report as Ms. Kadosh reported that the Hollands may be at the CERT meeting this morning.

SOCIAL COMMITTEE REPORT – Cathy O'Dea

Cathy reported that the summer BBQ was very successful. She thanked all of the volunteers.

LANDSCAPE COMMITTEE REPORT – Ruth Reeves/Pamela Walsh/Rebecca Pollon

Ms. Walsh reported that some resident lawns are being dug up and plants will be added. The Mutual will get \$600 back from EBMUD. They will continue to remove some lawns. We will have a list. We may have to concentrate on deep watering of the trees. Some trees are dying, but we don't yet know why.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Irrigation

Mr. Donner reported that Rossmoor has satellite controlled irrigation. They have a 10-year warranty. Some controllers are on a 2G network. Everything will be moving to a 5G network, so the 2G will be obsolete. ETWater will replace the controllers. The Mutual would pay \$30 per month per controller. Rebecca will present a contract to the Board once it is received.

RESIDENTS' FORUM

Resident asked for an update on cleaning dryer ducts. She was advised they are cleaned every 2 years by the Mutual, but she can have them cleaned on her own.

Resident reported that his roof fan is being repaired. Mr. Lenz stated it is actually an attic fan. It sucks the air in the attic to the outside.

ADJOURNMENT

The next meeting will be the Annual Meeting on Tuesday, October 26, 2021 at 9:30 a.m. in the Donner Room.

Having no further business, the meeting adjourned at 10:13 a.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Sixty-Five