

WALNUT CREEK MUTUAL NO. SIXTY-EIGHT

REGULAR MEETING MINUTES OF THE BOARD MONDAY, AUGUST 23, 2021, AT 1:00 PM ZOOM MEETING

Call to Order

President Howard called the meeting to order at 1:01 p.m.

Roll Call

Directors Present: Andy Howard, President
Susan Fisher, Vice President
Martha Kohler, Secretary
Alan Lindquist, Treasurer
Peter Yang, Director

Staff Present

Paul Donner, Mutuals Operation Director; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Lucy Limon, MOD Hub Coordinator – Melissa Ward, Mutual General Counsel was also present.

President Howard welcomed the membership, staff, and thanked everyone for their attendance.

Approval of Meeting Minutes

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

Regular Meeting of the Board July 26, 2021

The minutes to the July 26, 2021, regular session board meetings were approved with a motion.
Moved, Seconded, Carried 5-0

Announcements

- Next Board Meeting: Monday, September 27, 2021, via Zoom.
- The Building Committee is still seeking new members
- The M68 Solar Workgroup is seeking interested member

President's Report

President Howard presented the following report:

1. Monitoring the inclinometers at the site of the landslide at 3101-3103 GED

There are 4 remaining inclinometers with 2 located on M68 property and 2 located on GRF property. The 2 inclinometers located on M68 property include 1 at what is now Sunset Park, and this has never shown any signs of movement. The second inclinometer on M68 property located upslope of the initial retaining wall did show signs of subsurface movement and this data was instrumental in allowing the geologist (Phil Gregory) and engineering contractor (Kevin Ryan) to calculate the depth and dimension required for the subsurface retaining walls.

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Kevin and Phil do not expect this inclinometer to show additional movement because it is upslope of the subsurface retaining wall, and therefore “retained” by the subsurface retaining wall. In sum, Kevin and Phil do not believe that either inclinometer currently in existence on the Mutuals property will show signs of future movement and it would be an unwarranted expense to continue to monitor them. The 2 remaining inclinometers are located on GRF property and are below the landslide mitigation project. It is likely, if not probable, that the continued movements will be slight because the driving force of the landslide, and much of the weight of the landslide, has been isolated from Golden Rains property by the deep-seated retaining walls and subsurface drains installed on Walnut Creek Mutual No. 68s property above these two lower inclinometers. Any movement observed in the two lower inclinometers should not have any effect upon the performance of the landslide mitigation improvements installed above on M68s property – these improvements were designed to perform independently of GRF property, and without any support from GRF.

2. Illegal parking on Saklan Indian

Residents are asked to please remind their guests to observe the no parking signs along the uphill side of Saklan Indian drive along the sharp curve where the speed limit is reduced to 15 mph.

3. PGE Fire Mitigation

Work by PG&E has been completed beneath the power lines suspended by the towers that cross over Saklan Indian Drive

4. Management Agreement

Mutuals counter proposal ready to submit to GRF following legal review.

5. Trust Agreement

Needs updating, question remains as to year of expiration – 2024 vs. 2034 or later

6. Accounting

Nothing new to report

7. SB324

General discussion concerning the new statute mandating recurring inspections by a structural engineer of elevated balconies and decks (> 6 feet). Some mutuals have initiated the required inspections. Most have not included reserve budgeting for this to include inspections and repairs. M68 started to include this in our Reserves beginning in 2021 and going forward.

8. GRF Landscape Policy

Rebecca Pollon asked the mutuals to approve the previously submitted policy. Our Landscape Committee had already begun to have internal discussions on this for presentation to the board.

9. 2022 Property Renewal Projections - Gallagher

Just over \$14 million paid out over the past 6 years. Estimate 2022-23 rate change 25.0% for primary \$50 million of loss (approximately \$5.7 million total). Current deductible had been increased from \$100,000 to \$250,000.

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10. Public Safety and Security

Fire Evacuation Zones - M68 is WCR-002, signs to be installed by GRF identifying each entry/street.

Do block emergency access to the front door, i.e., planters

Unfinished Business:

M68 Revised Solar Policy, discussion, and adoption

Martha Kohler thanked everyone who took part in creating this new policy.

Melissa Ward gave a brief report regarding the new solar policy. She went over the difference between equitable vs. equal distribution and suggested that solar applications are subject to a first come first serve basis. Ward emphasized that the Board is allowed to reasonably regulate who does any type of alteration within the Mutual.

The Mutual made a motion to pass the new Solar Policy after a few typographical changes have been made by Melissa Ward.

Moved, Seconded, Carried 5-0

Residents' Open 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.

Ralph Anthenien presented the following report:

Mutual 68 Disaster Preparedness Group (DPG)

Tips and Thoughts

August 23rd, 2021

It's amazing what one month can make during this pandemic!! More Restrictions being considered. A "Pandemic of the unvaccinated" occurring, Increasing numbers of "Break Through" Infections. Worries about "lock downs" in our future. Bottom Line: Take your precautions. You know "the Drill"!! Wear Your Masks everywhere outside your home/pod. Use Sanitizer often. Wash Hands Often. If exposed to someone that comes down with COVID 19, AND if you are vaccinated, Look for symptoms. Ensure your family and loved ones are vaccinated. I personally have "lost a close friend" who was not vaccinated, young (47 years old) and now this family has lost their dad. He felt he was young and if ever infected, he would survive. So Sad!! A needless and preventable loss.

- Those warnings we have advised you about regarding wildfires, drought, etc. are NOW OCCURING. Be prepared for both sheltering in place as well as relocating to another location. Have you determined where you might go if you need to leave Rossmoor? Is your Go Bag ready? Medications handy? Pet carriers and Pet Food ready? Your M68 Web site has further information. Prepare NOW!.
- M68 is preparing for a special Saturday Morning Fire Demonstration conducted by Best Fire Equipment Co on Saturday morning Sept 25th. Demonstrations on the use of Fire Extinguishers, Purchase, Recharging, and Disposal of non-serviceable Extinguishers will be provided for

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during this demonstration. It will be held at the Bus Shelter on Grey Eagle Drive. Based on your square footage, you should have 3 or so fire extinguishers inside your manor. This would be an excellent time to purchase and learn how to use a fire extinguisher. Consider Attending.

- Your DPG Zone Coordinators have been distributing the new, revised Data Input Form and have met with resounding cooperation in these updates. This will allow First Responders with improved information about you as well as provide information to prioritize and prepare for future disasters and emergencies. These forms have not been updated from the date a resident moved into Eagle Ridge. Your DPG Zone Coordinator will be distributing you about completing an updated form along with your previous one for reference. Thank you for your cooperation in this important updating project.
- Check the Mutual 68 Website often especially the “breaking news” section. Also check the Disaster Preparedness section for additional resources.
- If you have had some good ideas or experiences that would help others, please let your communications committee know about it (Lew Armistead) or let your DPG Zone Coordinator know about it or myself.

Be Safe!! Be careful!! Be vigilant!! Know your neighbor!! Help each other!!! Teamwork!!

Ralph
Ralph A. Anthenien
M68 DPG Lead

Treasurer and Finance Committee Reports: Alan Lindquist, Treasurer and Robin Howard, Chair

The July financial statements were not available and no report was given.

The Board made a motion to ask Michael Cochrane, our attorney representing M68 in the landslide, to ask Shea to release the funds still being held in Escrow.

Moved, Seconded, Carried 5-0

Building Committee Report: Rick West, Building Maintenance Manager; Martha Kohler, Board Liaison

The Board reported on the resignation of Bob Grotz as Building Committee chair effective August 22, 2021.

Rick West gave a building maintenance report which included action items and information items:

ACTION ITEMS: Proposals for review or Approval

1. 2873 SI Dry Rot / Resale - Replacing 40 LF of 2 x 4 Trim / 3 sheets of Roof plywood. Sheetmetal replacement and resealing around windows.
Contractor: MOD Cost \$2,185.00.
(Presented to the Board for approval).

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2. 622 Shadow Hawk - Resale inspection. Contractor: Kingsway - Termite Repairs and Treatment.

Cost \$1,400.00

(Presented to the Board for approval).

INFORMATION ITEMS: Work scheduled, In Progress or Complete

1. 2824 SI - New Excel Coating for the Rear Deck, Front Landing and Stairs.
Contractor: AMAC Cost \$6,678.00
(Scheduled to be completed in September).
2. 3004 - 3006 Grey Eagle Woodpecker Damage - Replace all 3 rear Dormers with Hardy Plank. Replace wood trim with Trex along with custom Sheetmetal.
Contractor: MOD - Cost includes scaffolding. \$12,000.00
(This project has been completed).
3. 515 Spotted Owl - Extensive Woodpecker damage. - Includes 40 foot of hillside scaffolding, flashing installation, prime and paint.
Contractor: Five Star - Cost \$ 6,500.00
(This project has been completed).
4. List of buildings that will need further investigation into possible Dry Rot and Metal Flashing issues.
 - 2814 Saklan Indian - Loose Soffit (MOD work is scheduled for week of 8/23).
 - 576 High Eagle Ct.- Soffit Dry Rot (MOD to start destructive texting week of 8/23).
 - 537 High Eagle Ct - Flashing and Dry Rot / 535 High Eagle Ct. Flashing and Dry Rot.
(Projects are scheduled for August).
5. Garage Door Discussion - Insulated or Non - Insulated Garage doors. New back up battery Law for Garage Door opener.
B&C Garage Door - non insulated \$1,520.00 - insulated \$2,035.00.
Madden Garage Doors -non insulated \$2,200.00 - insulated \$2,900.00.

Landscape Report/Landscape Committee Report: Barbara Blum, Committee Chair; Susan Fisher, Board Liaison

Barbara Blum gave the following report:

The Landscape Committee did not meet formally in the month of August. We have been independently monitoring the progress of the rehabilitation of the landscaping of the Common Areas on Saklan Indian Drive. BrightView has made good progress on this project. They report that they should have the entire Mutuals Common Areas rehabilitated by the middle of October.

We are still awaiting the arrival of the outdoor furniture for Sunset Park which BrightView has been assigned the job of assembling. There is one more area to be planted at the Park, as well. The Kurapia (a kind of grass) to be installed around the edge of the mound is not available at this time but should be in September or October.

A long-time and hard-working Landscape Committee Zone Representative, Gail Todoroff, has resigned from the Committee. We thank her for her tenure on the Committee.

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CIC Committee Report: Barbara Walker, Chair; Peter Yang, Board Liaison

Peter Yang gave the following report:

On July 19th the Welcoming Sub-committee (Ann Gillette, Phyllis Hallert, Irene Friedman, Kristen Lee, Wendy Dorband and Casey Dixon) hosted a Get Acquainted Party for new residents on the Dollar Clubhouse Patio. Approximately 45 residents and Eagle Ridge Board members attended with wine, soft drinks and hors d'oeuvres provided by the Welcoming Sub-committee members. Bill Dorband graciously bartended with the assistance of his wife Wendy.

Residents who had moved in after January 2020 during the pandemic, and were unable to be visited, were welcomed, and enjoyed meeting and socializing with other new Eagle Ridge neighbors. It was a fun evening with a number of friendships made and many compliments received from the new residents.

With uncertainty about COVID, CIC also reminds committee members and residents to check the calendar on the website to confirm whether meetings in the coming months will be conducted via Zoom or be in-person.

Social Committee Report: Robin Minor & Deanne Gilbert, Co-Chairs; Peter Yang, Board Liaison

Peter Yang gave the following report:

We are all looking forward to our first social event since the start of the pandemic— this year's Summer Picnic, a Hawaiian Aloha Barbecue. As of Sunday, 125 residents had registered. We are anticipating great camaraderie, a Hawaiian food feast, and hula dancing.

Thanks to all who worked on this event.

The Board made a motion to permit only vaccinated guest to attend, proof of vaccination must be provided at the registration table.

Moved, Seconded, Carried 5-0

Adjournment to Annual Meeting

President Howard adjourned the meeting at 2:09 p.m.

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.

Lucy Limon

Interim Assistant Secretary