

WALNUT CREEK MUTUAL NO. SIXTY-EIGHT

REGULAR MEETING MINUTES OF THE BOARD MONDAY, NOVEMBER 22, 2021, AT 1:00PM 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

The Mutual Operations Division was represented by Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; Joel Lesser, CFO and Lucy Limon, Board Services Coordinator.

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 October 25, 2021
Executive Meeting of the Board October 25, 2021

The minutes to the October 25, 2021, Regular and Executive session Board meetings were approved with a motion.

Moved, Seconded, Carried 5-0

Announcements

- Next Board Meeting: Monday, December 27, 2021, via Zoom. – This meeting has been cancelled.
- Comcast/Xfinity
 - Comcast will be mailing a letter to every resident by November 28, 2021, outlining the steps to follow to prepare for the termination of the separate M68 contract providing a landline phone and HD DVR (video recording) services on January 1, 2022 **(Letter from comcast & from Andy Attached at the end)**. The GRF contract providing all other services remains in place with no changes. The Board is providing an additional 1-page document (attached to this agenda) as the Comcast letter is somewhat technical. We will also post both the Comcast letter and our letter on the M68 website. Residents will have the option to maintain their landline phone and/or HD DVR services if they wish to

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do so. The costs for these services will appear on their Comcast bill beginning on January 1, 2022. Every resident must contact Comcast before December 21, 2021, by one of several options:

- Call 1-800-407-2997
- Website www.xfinity.com
- Visit the local Xfinity store at 2001 Diamond Blvd., Concord, California
- See a Comcast representative at Rossmoor who is available in the lobby of the Fireside Room at Gateway every Tuesday-Wednesday-Thursday from 10AM-12PM. Multiple representatives will be available on December 14-15-16th.

Presidents Report

No report was given.

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. Comments included the comcast termination.

Ralph Anthenien presented the following report:

Mutual 68 Disaster Preparedness Group (DPG)

Tips and Thoughts

November 22nd, 2021

This is the last “Tips and Thoughts” for the year as we are taking a break in December and will return in January 2022. What were the “key take a ways” that should have occurred this past year with respect to **improving your Emergency and/or Disaster Preparedness?** The following three basic areas of preparedness should have been enhanced:

1. Self Sufficiency
2. Independence
3. Improving your will power as well as your skill set to survive during an emergency or disaster.

The above items better prepare each household to function with the knowledge that weaknesses are continuing to grow in the following five areas:

1. A fragile system of food and water supply
2. Energy and Power production also being weakened as well as becoming more costly
3. Local, State, and Federal Government Resources during a disaster are also becoming more limited and problematic in providing the necessary resources in a timely manner.
4. “Information” sources becoming more vulnerable and less reliable
5. Supply chain issues are increasing with more reliance on one or two global suppliers with increased competition for the limited resources.

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The bottom line: Preparedness for disasters and emergencies will rely even more on each of you!! Remember: YOYO!! (You are on your own?? Even more so in the future).

Your Question for the day: **How have you become better prepared** for an emergency or disaster while the problems and vulnerabilities have increased and while the previous “backup” supplies of resources are being stretched and weakened?

- Your DPG Zone Coordinators wish you happy and safe holidays and thank you for your cooperation and work in making Mutual 68 a safer and more responsive place to live and retire in.
- 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 (Barbara Walker) or let your DPG Zone Coordinator know about it or myself.

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

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

No report was given.

- **Compliance with Civil Code 5500:** Motion was tabled for the next meeting.

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

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

ACTION ITEMS: Proposals for review or Approval

1. **Safety Inspections and maintenance Service Agreement on 222 Garage Doors.**

Contractor: A-Dependable Overhead Door Co. Estimate \$25,530.00

Presented to the Board for review and approval.

The Board made a motion to approve the initial with A-Dependable Overhead Door Co at \$25,530.

Moved, Seconded, Carried 5-0

The Board made a second motion to approve further contacts if A-Dependable Overhead Door Co finds additional work needs to be done.

Moved, Seconded, Carried 5-0

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2. 3113/3115 GE Patio Door replacement along with replacement of subfloor Plywood damaged from leaking door.

Contractor: Ahumada GC. Estimate \$3,500.00

INFORMATION ITEMS: Work scheduled, In Progress or Complete

1. 519 Spotted Owl - Resale Report Section One items. Item 1 - Contractor: All Star – Cost \$825 for Crawlspace clean up. Including Disinfectant and Debris removal. Item 2 – Estimates for Duct work replacement due to rodent damage. Contractor: All Bay \$5,250.00.

All Star Cleanup has been completed. All Bay to schedule with resident for Duct replacement work.

2. 3026 Grey Eagle Front Landing and Stair Excel coating. This landing has extensive chipping that could cause a tripping hazard. Contractors: GBG cost \$4,063.00.

GBG scheduling to complete this project as weather permits.

3. List of buildings that will need further investigation into possible Dry Rot and Metal Flashing issues. Contractor: MOD.

2814 Saklan Indian – Loose Soffit and dry rot – This work was completed by MOD’S Carpentry crew.

576 High Eagle Ct. – Soffit Dry Rot. – Destructive testing is scheduled.

537 High Eagle Ct - Flashing and Dry Rot - Destructive testing is scheduled.

535 High Eagle Ct. – Flashing and Dry Rot - Destructive testing is scheduled.

Projects are ongoing weather permitting.

4. Resealing around all window and door trim with caulking to prevent dry rot. Contractor MOD.

T&M Project scheduled for winter 2021/2022 weather permitting.

2021 Budget \$84,000.00.

Landscape Report/Landscape Committee Report: Barbara Blum, Committee Chair

Barbara Blum gave the following report:

The Landscape Committee met on November 15, 2021, on ZOOM with all members present.

The committee selected 3 Barco Products 6’ benches as pre-approved by the Board. Two benches are to be installed in the Common Area on Saklan Indian Drive and one will replace the bench within the bus shelter which will then be removed. The committee selected benches which will resemble the ones already installed on Saklan, but they will be constructed of recycled plastic at a cost of approximately \$1000 each.

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It was suggested that NO SMOKING signs be placed near the new benches.

The replacement plants for the Back Areas which are within the warranty have been itemized and ordered by BrightView. The committee agreed with BrightView that gopher wire at a cost of \$300 be placed under the plants which were eaten by gophers. Susan approved this expense on behalf of the Board. Residents should see the replacements in place very soon.

The lists of replacement plants needed which are out of warranty can be sent to BrightView by the Zone Reps. BrightView will prepare proposals to cover these needs which will be sent to the Board for their approval.

A question was raised about residents putting artifacts in the Common Area. Officially, the answer is they are not allowed.

Sunset Park will soon be completed.... the Kurapia has been installed and the furniture has arrived. The subject of a ribbon cutting, or some celebratory event was discussed. No decisions were made.

The subject of tree care was discussed. A proposal was prepared by the BrightView arborist for the Birch and Ornamental Pears. The committee had many questions about whether pruning or removing was appropriate. It was suggested that Brian, the BrightView Arborist, attend our January 17th meeting to help clarify and prioritize the issues surrounding tree care.

Mulch refreshing was put in the 2022 Budget for Phase 1 front areas. It was suggested that mulch be refreshed "as needed" and not necessarily in \$50,000 chunks as was budgeted.

Barbara Blum

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

No report was given.

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

The Social Committee gave the following report:

The Mutual 68 Social Committee is getting ready to deliver invitations this week and weekend for the 2021 Holiday Gala event which will be held at the Event Center on Monday, December 13th. The event is being catered by Classic Catering with musical entertainment by Jeff Wessman. Both the caterer and Jeff Wessman have worked with us on past events. The event which will include: a Hosted Cocktail Hour with passed hors d'oeuvres, a Three-course Sit-down Dinner, Dessert and Wine. The cost will be \$65 per person. This event has been very

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well attended in the past and we look forward to a good crowd.

So, get ready to spend a lovely evening with friends and neighbors and if you choose to, put your dancin' shoes on.

Adjournment

President Howard adjourned the meeting at 2:00 p.m. and moved into the Executive meeting.

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

Assistant Secretary