

A G E N D A
Walnut Creek Mutual Seventy
Thursday, July 15, 2021
at 2:00 p.m. – Gateway Board Room

- 1. Call to Order** – Herma Lichtenstein
- 2. Roll Call** - Anne Paone
Directors – Lichtenstein, Kirkpatrick, Cheung, Maleski, Brohaugh
- 3. Consent Calendar** – Herma Lichtenstein
Minutes: May 20, 2021 Regular Meeting
 June 18, 2021 Special Meeting
 July 2, 2021 Special Meeting
- 4. Members' Forum** – Herma Lichtenstein (*Please use resident forum forms*)
(Please note time limit of 3 minutes per resident.)
- 5. Secretary's Report** – Janet Maleski
- 6. Treasurer's Report** – Jeff Cheung
 - a. Motion to certify Board's compliance with Civil Code Section 5500
 - b. Signing authorities for expenses
 - c. HOA Repay
 - d. Preparing for 2022 Budget
 - e. Treasurer's Forum
- 7. Committee Reports**
 - a. Landscape – P. Krauss/Rosenzweig, Co-Chairs
 - General Landscape Issues/Approvals – Steve Ormond
 - Comments/Updates – TBA
 - b. Building – Rick West
 - Action Items – Rick West
 1. Fines to contractors who do not clean up their worksites: both Mutual contracted contractors and owners contracted contractors
 2. Discussion on when termites are discovered in a unit, to expand the inspection for the rest of the building.
 3. Signing authorities for M70 contracts & work order
 4. Painting Update - May approve the trim and door colors recommended by the Paint Committee
 5. Interior & Exterior Electrical Boxes and wiring type - Survey
 6. Notify Owners to not placing planters on top of rear balcony walls due to dripping water and staging & any pots or planters on decks must have a tray underneath to catch water run-off.
 - c. Governing Documents – TBA
 - Adoption of Leasing and Harassment Operating Rules

- d. Solar Committee – Dave Kirkpatrick
 - 1. Update on Engagement Letter: Dave/Jeff
 - 2. Solar Committee Report: Dave/Al Davis

8. Emergency Preparedness

- a. Entry Coordinators

9. President's Report – Herma Lichtenstein

10. Old Business

- a. Solar Committee Charter

11. New Business

- a. Committee Liaisons Responsibilities
- b. Insurance Review
- c. Formation of Communications Committee

12. Adjourn

Executive Session to follow re: Member Matters, Legal Matter, Contracts
Minutes can be found at www.rossmoor.com

Next Meeting: Thursday, August 19, 2021 at 2:00 p.m., Gateway Board Room