

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, AUGUST 20, 2020 AT 2:00 P.M. ZOOM

President Jill Alley opened the meeting at 2:00 p.m. Directors Roger Svoboda, Jeff Cheung, Dennis Johnsen, and Herb Salomon were present.

Seven resident members were present.

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager, Steve Ormond, Landscape Supervisor; Rick Chakoff, Chief Financial Officer, and Anne Paone, Assistant Secretary.

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – July 16, 2020
Executive Meeting – July 21, 2020

Ms. Alley asked for any additions or corrections to the minutes. Hearing none, Ms. Alley declared them approved.

MEMBERS' FORUM

Resident asked for clarification about a memo related to private property in common area.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

*Mr. Cheung moved to certify the Board's compliance with Civil Code Section 5500.
Mr. Svoboda seconded and the motion carried without dissent.*

Mr. Cheung did a presentation. The July operating fund has \$39,439 and the reserve fund has \$1,236,270. The total is \$1,198,994.

The Board will be moving money into CDARS.

The Board is working on the 2021 budget. SB326 and Insurance are big considerations for increases in costs.

LANDSCAPE REPORT

Mr. Ormond reported that the cost to replace one clock , including a 5-year warranty is \$2,250. There is one clock currently failing. There are 10 clocks in all. They are being replaced as needed. He is waiting for a final proposal from Waraner for tree timing for fire abatement.

He is getting a bid for removal of the Pine trees for budgeting purposes.

Mr. Johnsen reported that last Tuesday there was a committee meeting. Paula Krause is the new chair. He thanked Jim Drommond for his years of service to the Mutual. Mr. Drommond will remain on the committee as the Entry 3 representative. Ms. Krause would like the committee to pay attention to long-term planning for the committee budget. They will come up with a 5-year plan. This will be quite helpful. The committee would also like to see the creation of social gathering sites. Oak trees are under some stress. The committee would like to see random soil testing for nutrients. They are looking at the cost for further fire abatement.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

PENDING ITEMS: Proposal review for Approval

1. Senate Bill SB326 - Structural Engineers inspection of elevated mutual components –
3 Companies Bid on this project : FWC , FIG and Design Everest.
We received three proposals - The board has chosen FWC for a total of \$121,989.00.
The project will be completed in 4 phases over 4 years. Cost for each Phase:
Phase I - \$29,250.00 – 2021 / Phase II - \$30,155.00 – 2022 / Phase III - \$30,790.00 - 2023 /
Phase IV \$31,794.00 - 2024.
Bids do not include destructive testing or put back costs.

(Sent estimate to THG to establish new Reserve funding category for this project.

Need Board vote to approve before signing final contract with the vender).

Mr. Salomon moved to accept the proposal by FWC to inspect elevated components in the amount of \$121,989. Mr. Cheung seconded and the motion carried without dissent.

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. Garage Door Replacement - Contractor: B & C Garage Doors –
Entries – 3 / 4 / 5 / 7 have been completed.
Entry 8 is in progress. Sending information to B&C for entries 2 and 6.
The remaining 24 garage doors are scheduled to be completed by the end of 2020. 2020 Budget \$60,000.00.
(Work in Progress / Scheduling with residents ongoing).
Mr. West reported that E8 is almost complete, 1-2 doors left. Will do E6 and then E2.
2. 3535 TG – Breezeway deck Excel textured waterproof coating. Coating for upper two walkways.
Contractor: A-One Construction. Cost \$31,645.00.
(Work has been completed).

3. 3288 TG 2C / 3625 TG 2A Trellis rebuild projects due to extensive dry rot.
Contractor: MOD - Cost \$5,262.00 Each.
(Work scheduled to begin in August).
4. Currently completing a list of Good / Fair / Poor candidates for new deck coatings
in preparation for SB326 Inspections.
(This List will be forwarded to the board when complete).
5. 3330 TG Breezeway Beam Dry Rot repairs and T&G replacement - Along with
new Excel Breezeway coating.
(Currently putting together scope of work to go out to bid).

Mr. West reported the trash enclosures had some dry rot and he is waiting for bids.
He has 3 estimates for painting and expects one more.

GOVERNING DOCUMENTS

No report.

EMERGENCY PREPAREDNESS

No report.

PRESIDENT'S REPORT

Ms. Alley reported the following:

Letters will go out regarding placing private property in common areas. If not removed,
there could be fines.

Regarding parking issues, vehicles were gone. E4 needs Visitor Only parking signs. Mr.
West will handle this.

Ms. Alley held new resident meetings via Zoom. They went well. One resident volunteered
to work on any committee.

The elevators are slow in closing. Five of six needed some repair. Mr. West explained that
some Mutuuls get back-up service, which works on batteries. This will only get someone
down to the first floor. This is not to keep the elevators running in a black-out.

Nic Cans are cleaning out the bins and organics and this is working out very well.

OLD BUSINESS

None

NEW BUSINESS

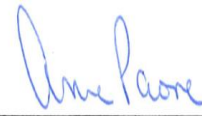
None

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, September 17, 2020 at 2:00 p.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:11 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy

***The Board of Directors met in executive session on July 21, 2020 at 2:00 p.m. to discuss the following:

1. Member Compliance – Harassment of neighbor-strong letter to member will be sent, no fine

Having no further business, the executive session adjourned at 3:30 p.m.