

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 19, 2022 AT 2:00 P.M. ZOOM

President Herma Lichtenstein opened the meeting at 2:00 p.m. Directors David Kirkpatrick, Jeff Cheung, and Janet Maleski were present. Wally Brohaugh was absent.

Five resident members were present.

Staff was represented by Steve Ormond, Landscape Supervisor, and Anne Paone, Assistant Secretary.

Paul Donner, Director of Mutual Operations was excused.

Rick West, Building Maintenance Manager was excused.

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – April 21, 2022
Executive Session Minutes – April 21, 2022

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

MEMBERS' FORUM

Members Forum was held, but no questions were asked or comments made.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung gave a financial presentation.

Per the March financials, he reported the ending balance in the operating fund was \$82,752 and the ending balance in the reserve fund was \$1,161,518.

Mr. Cheung announced that there will be a drought surcharge beginning July 1st of 8% for individual residents.

Mr. Cheung moved that the Board is in compliance with #5500 regarding the financials for Jan., Feb., and March 2022. Ms. Lichtenstein seconded and the motion carried 4-0.

A voice vote was taken. Herma-yes, David-yes, Jeff-yes, Janet-yes

LANDSCAPE

Ms. Lichtenstein gave the following report:

The landscape committee met on April 12th.

1. Entry 6 Planting was completed and the lower damaged area in Entry 3 is out to bid.
2. Brightview gave an update on work performed over the last month with the majority being continued hard pruning of shrubs and ivy cut back.
3. Brightview also introduced Jared Quesnoy as the new contract representative.
4. The committee continued discussion on possible bench placements in several areas. Three to four areas have been tentatively identified, including a possible outlook off the sidewalk between Entry 4 and 7. (Copies of a proposed bench sent via separate email)
5. Fire Abatement removal was completed in entries 2,3 and 5. Additional cutback and deadwood pruning will be reviewed in June and the scope will be bid for July/August removal.
6. Eldon Rowe is stepping down as the long time representative to the committee. He will be replaced By Linda Ostro, from Entry 7. The committee is recommending the design and installation of the new landscape area where the heritage Oak was removed be dedicated in his honor. Dennis Johnson will work with the wood shop and Tree company to prepare a suitable sign using oak wood.

BUILDING

Mr. Cost reported they are working on formalizing line items on the budget. This will involve Helsing, Mutual 70, and MOD. Ms. Lichtenstein's husband is helping to create a pivot table. There was a large amount of dry rot on a slider and the leak has been completed. Mr. Cost wants to go over the open items list. They are not really tracking small items well enough. Ms. Lichtenstein asked about the status of 1277 regarding the permit. 3316 had been approved. A resident wants to extend their patio. There needs to be some research done on this matter.

GOVERNING DOCUMENTS

Mr. Kirkpatrick reported that they will do a major review with Melissa Ward.

COMMUNICATIONS

Ms. Maleski reported that the committee is planning a social event in June. The committee met this month. They thought this one-time event should be for the entire Mutual. They were thinking of June 29th. They could use Peacock Plaza at no cost. Everyone could bring a beverage, appetizer, or a dessert to share. Various other locations were discussed.

Ms. Maleski moved to approve the social event for a NTE of \$100. Mr. Kirkpatrick seconded and the motion carried 4-0.

A voice vote was taken. Herma-yes, David-yes, Jeff-yes, Janet-yes

EMERGENCY PREPAREDNESS

No report.

PRESIDENT'S REPORT

Ms. Lichtenstein reported that the tax bill was discussed at the Forum. Ms. Lichtenstein also reported sad news that Pat Hart has passed away. Regarding the dog bite incident, animal control was notified.

Mr. Kirkpatrick is following up on a solar installation. There have been 13 solar applications received.

OLD BUSINESS

None

NEW BUSINESS

Shared Deductible Agreement:

The Presidents Forum agreed to the new one.

Mr. Kirkpatrick moved that the president be allowed to sign the new agreement. Mr.

Cheung seconded and the Motion carried 4-0.

A voice vote was taken. Herma-yes, David-yes, Jeff-yes, Janet-yes

ANNOUNCEMENTS

The next meeting – Annual Meeting: Friday, June 17, 2022 at 2:00 p.m. – Location TBD.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:26 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy