

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 18, 2021 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 were excused.

Eight resident members were present.

Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager, and Anne Paone, Assistant Secretary.

Steve Ormond, Landscape Supervisor - Excused

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – October 21, 2021
Executive Session Minutes – October 21, 2021

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

MEMBERS' FORUM

Resident would like the Board to revise the solar policy for shared solar.

Resident read comments from another person that could not attend. They would like shared solar.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

Mr. Cheung reported that MOD is short of staff and has now started hiring. The September financials were incomplete, but the October financials will correct that. Water costs are up about \$3,600 from September 2020 through September 2021. He gave a report on Project Tracking and showed a draft sheet to list contracts, change order, and final costs. The Town Hall was poorly attended. The Board needs to figure out how to increase membership attendance.

LANDSCAPE

Ms. Lichtenstein gave the following report:

The landscape committee met on November 9th.

1. The committee Reviewed and discussed design ideas for the upcoming MOD workdays in December. It was agreed that the December work would focus on hardscape elements and the committee would take a wait and see stance on additional planting until end of February. (Plans Attached in email)
2. Committee members shared their entry reports and There are several locations where failing plantings need to be removed and work orders will be put in for those. Replacement plantings will be reviewed pending budget and drought.
3. Steve Ormand confirmed that all three landscape maintenance companies has submitted bids for the upcoming year. The bids were based on the updated scope submitted to MOD in September (the board was copied at that time). Based on the bids it appears Brightview will be the low bid and has agreed to adopt the new scope standards. They have submitted a five-year contract with a guaranteed 2% annual increase.
4. One area of tree removal was severally damaged during the course of work. Rebecca Pollen has been given a remediation plan and is working with Warner on reimbursement.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

ACTION ITEMS: Proposals for review or Approval

1. 3316 TG Building Foundation Support –
MOD received the Bertolami Civil Engineering report on the Foundation.
The Board hired the Structural Engineering Company - FWC to also produce a report for this project.
FWC recommended core sampling and testing of the Concrete Tie Beams under the foundation.
Applied Materials & Engineering (AME) will be completing the 4 core samples and testing for FWC.
Project will go back out to bid as soon as MOD receives the new revised scope of work from FWC.
Contractors: AcuStruct Structural Construction / NCC Ned Clyde Construction / AMAC
Board to approve AME proposal for \$4,170.00.
Mr. Kirkpatrick moved to ratify the approval of the proposal from AME in the amount of \$4,170. Ms. Lichtenstein seconded and the motion carried without dissent.

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. 3425 TG 2C Deck Excel coating. Contractor: - GBG Cost \$6,274.00.
Start Date - Project will be scheduled with resident.

2. Termite inspection and treatment for Phase I Buildings and carports in Entry 2. Contractor: Kingsway - Estimate total of \$3,970.00 to complete selected items on 5 Buildings.
Kingsway's completed inspections on 9 buildings for a total of \$4,115.00.
All remaining items going out to bid and will be budgeted for 2022 completion.

3. 1277 AS 2A – Termite Report and Section one carpentry items. Contractor GBG: Estimate \$20,395.28.
Contractor: Ahumada – Installation of two new fiberglass double exterior storage closet doors.

(This project is complete except for Paint).

Estimate \$2,482.70. - Contractor: AMAC - Rear Deck Excel Coating. Estimated Cost - \$4,332.00 Contractor: Kingsway - to complete items 1A, 1C, 1D Estimate \$2,700.00.

Grand total \$29,909.98

All material is on order and project start date will begin as soon as materials arrive.

4. Repainting and replace all of the metal on all of Mutual 70 Entry Signs. – Contractor: MOD Estimate \$905.00.
Cost for 6 additional new signs \$2,963.25.

The remaining 6 signs are scheduled for completion when the material arrives.

5. 3644 TG #1B – Front Landing Excel Coating. Contractor: A-One Construction \$5,032.00

This Project was completed.

6. 3838 TG 2B Rear Deck Coating and Plywood deck repair proposals. Contractor: GBG

Estimated Cost - \$12,455.00

This work is currently in progress.

7. 2021 Entry 2 Phase I Building Painting - This will include 9 buildings, 3 carports and 3 trash enclosures.

Contractor: Pacific Trim.

Estimated Cost -\$165,305.00.

The punch list for the painter was just completed.

8. Senate Bill SB326 - Structural Engineers inspection of elevated mutual components Contractor: FWC - The project will be completed in 4 phases over 4 years.

Contract does not include destructive testing or put back costs. To be completed by others
Phase I Map sent to the BOD for review. Phase I Entry 2 Inspections have been completed.

Total Cost \$121,989.00.

The FWC's Report was sent to the Board for Review.
Scope of work to be completed by FWC and sent to out to Bid.

There was a brief discussion regarding electrical panels. Mr. West reported that they should be inspected every 10 years. Some Mutuals are including a line item for replacement panels in their reserves.

GOVERNING DOCUMENTS

Mr. Kirkpatrick and Mr. Svoboda have addressed the matter of solar. The policy with changes needs to be submitted to the attorney for rewording regarding shared solar.

Mr. Cheung reported that the Board needs to practice due diligence. There is an existing solar policy, so if the Mutual goes to shared solar, everything should apply that is in the policy.

Mr. Kirkpatrick reported that meters are shared. Residents would own their own panel. This would allow someone from one building to put solar on another building. Some people may be blocked by shading and need a way to take advantage of solar.

Ms. Lichtenstein stated she has no problem moving forward by having Melissa Ward look at the policy and changes.

*Mr. Kirkpatrick moved to ask the attorney to make changes to the existing solar policy to include private shared solar on contiguous and noncontiguous building roofs in a fair and equitable manner, with no increase in liability or cost to the Mutual.
Mr. Cheung seconded and the motion carried without dissent.*

Ms. Lichtenstein stated that the Board needs a sign-off from the residents regarding their \$500 to participate in the solar program and the possibility of losing it.

Mr. Cheung proposed that Mr. Kirkpatrick approve legal invoices. The Board agreed.

COMMUNICATIONS

Ms. Maleski reported that Sue Harvey will be the editor of the newsletter. They will gather articles for January.

EMERGENCY PREPAREDNESS

Ms. Maleski reported there is a meeting set for tomorrow.

PRESIDENT'S REPORT

Ms. Lichtenstein reported the Mutual is in good shape.

OLD BUSINESS

Board Retreat – the Board decided to have a retreat hosted by Melissa Ward.

Ms. Maleski moved to approve reimbursement for a resident that had an electrical panel replaced. Mr. Cheung seconded and the motion carried without dissent.

NEW BUSINESS

Front Door:

Mr. Kirkpatrick moved to ratify the approval of allowable replacements for the front door. Mr. Cheung seconded and the motion carried without dissent.

Mr. Cheung reported that if there is a tree in the common area and it is approved, the resident pays for the tree, but the Mutual take on the ongoing expense of maintenance. He would like to discuss possible changes to this way of doing things.

ANNOUNCEMENTS

The next meeting – Regular Meeting: Thursday, January 20, 2022 at 2:00 p.m. – Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:23 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy

***The Board of Directors met in executive session on November 18, 2021 at 3:25 p.m. to discuss the following:

1. Member Matters – Communication

Having no further business, the executive session adjourned at 4:01 p.m.