

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 19, 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.

Five resident members were present.

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

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – October 15, 2020
Executive Meeting – October 15, 2020

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

MEMBERS' FORUM

Resident asked about a landscape plan for the Mutual. She would like to see it. Mr. Ormond replied that the landscape committee decides which areas to do.

SECRETARY'S REPORT

No report.

TREASURER'S REPORT

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

Mr. Cheung reported at the end of October, the operating fund balance was \$67,095. The reserve fund balance was \$1,293,446.

Mr. Cheung reviewed income and expenses. He reported that the aged receivables are down. There has been one lien filed and another owner will be sent to collections. Trash fines are up. The amount to date is \$600.44. These are fines from Republic. Insurance costs were a big factor in the increase to the 2021 coupon. The Finance Committee recommends proceeding as done previously to set the insurance amount.

LANDSCAPE REPORT

Mr. Ormond reported the in-house crews start in December. The committee is putting out flags where the juniper was removed and replanting needs to be done. The Mutual will get \$19,800 in rebates from the Diablo Fire Safety Council. Mr. Johnsen was a tremendous help in preparing the necessary paperwork to be submitted for rebates. The Committee held their meeting. It went well. BrightView is doing their work. Waraner Brothers did the tree abatement. Preparations are underway for phase II of the landscaping planting for Terra Granada Entries 3, 5, 6, 7, 8, and Avenida Sevilla Entry 2. Mr. Cheung suggested putting the \$19,800 from the rebates towards landscape renovation projects.

Mr. Johnsen gave the following report:

Fire Abatement. The Diablo Fire Safe Council recently advised us that M70 has been selected to receive rebates for all six of the applications that we submitted in 2019 pending the submission of documentation that we've completed the work that we proposed. The total of the awards ought to be about \$20,000 of the roughly \$60,000 that we initially spent. The necessary documentation has been compiled and that it already, or soon will be submitted. Paula Kraus, the landscaping committee chairperson, has asked that the grants be credited to the landscaping committee's budget to help meet the expenses for landscaping rehabilitation and future fire abatement work.

Rehabilitation. Preparations are underway for the 2nd phase of rehab work for the six areas, Terra Granada entries 3, 5, 6, 7, 8, and Avenida Sevilla entry 2, that were directly affected by the fire abatement work done in 2019. Rehab work will be done during December when the mutual is not directly billed for the labor that MOD will provide. The committee is presently selecting the plans that will need to be purchased and staking out where they will be placed. The mutual will purchase both the plants and provide the labor that will be required. Even though some residents earlier offered to purchase plantings, MOD and the mutual will do so.

Social gathering sites proposal. The landscaping committee has expressed an interest, helped along by the COVID experience, in establishing up to six social gathering sites, essentially one for each entry, like in those in neighboring Rossmoor mutuels. Towards this end, preliminary drawings were created and several board members were recently shown the prospective sites. Several questions were raised about the potential costs, the needs for continuing maintenance, and the possible objections to neighbors to adverse factors such as noise and traffic. It was explained that the committee expects such sites mainly be created and maintained voluntarily and furnishings provided by the immediate neighborhood. However, some work like initial site preparation (e.g. leveling, retaining structures, providing stationary borders, etc) may be beyond the capability of the neighbors to provide. In such cases, voluntary effort may not be possible and the committee is exploring with MOD and Brightview, what the cost estimates to have them do this initial work might be. The committee feels that no site should be created if anyone in the neighborhood objects to doing so. The committee will keep the board's input in mind and advise it of progress in developing this proposal.

Installation of sidewalk cobble border at TG Entry 3. Dennis reported that he had recently obtained enough cobblestone to extend a border along the sidewalk beside Terra Granada Dr downhill from the entryway to the safety fence on the roadway's curve.

The length of the extension is about 60 feet, consistent with rest of the entryway landscaping, and is intended to improve the appearance of the entryway area and prevent

or minimize the unsightly scratching of mulch by foraging turkeys onto the sidewalk. However, the work was done without prior authorization of the board as required. Accordingly, a request will be submitted to the landscaping committee and the board to consider at their next forthcoming meetings providing that authorization.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

PENDING ITEMS: Proposals for Review or Approval

1. 3874 TG Building woodpecker roof soffit damage. Contractor MOD estimate \$2,272.00.
(Reviewed by the building committee and presented to the board for final approval).

Mr. Salomon moved to ratify the Board's approval for \$2,272. Mr. Johnsen seconded and the motion carried without dissent.

2. 1289 AS 2B Front Entry and Back Deck Repairs and recoating . Contractors bidding – A-One Construction and AMAC. Low bid AMAC – total estimated cost \$15,440.00.
(Reviewed by the building committee and presented to the board for final approval).

Mr. Salomon moved to approve the bid from AMAC for \$15,440. Mr. Cheung seconded and the motion carried without dissent.

3. 3625 TG 2A Back Deck Coating bid – Contractors A-One Construction and AMAC.
(Bid Proposals to be presented to the board for approval).

Mr. Johnsen moved to approve the bid from AMAC in the amount of \$13,665. Mr. Cheung seconded and the motion carried without dissent.

INFORMATIONAL ITEMS: Work scheduled, In Progress or Completed

1. 3852 TG #2A – Replacement of double storage closet doors due to dry rot.
Contractor: Ahumada
Cost \$1,803.00.

(Door on order scheduling with resident for install).

2. Garage Door Replacement - Contractor: B & C Garage Doors –
Entry 6 - 17 Doors - Cost \$18,785.00. / Entry 2 – 7 Doors.

The remaining garage doors are scheduled to be completed by January.
Budget \$60,000.00.

(Garage doors are on order and will be installed as soon as they arrive
from the manufacturer).

3. 3288 TG 2C / 3625 TG 2A Trellis rebuild projects due to extensive dry rot.
Contractor: MOD –
Cost \$5,262.00 Each.

(3625 TG Trellis has been completed 3288 is in progress).

4. Senate Bill SB326 - Structural Engineers inspection of load-bearing
elevated mutual components –
The board has chosen FWC for a total of \$121,989.00. 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.

(FWC is currently putting a 2021 schedule together for the board to review).

5. 3330 TG Building Breezeway Beam Dry Rot repairs and Tongue & Groove
(T&G) replacement - Contractor: AMAC \$\$16,663.00.

(Project will begin as soon as permits are obtained from the city).

6. 3330 TG Building Excel Breezeway coating. Contractor: A-One Construction
\$31,645.00.

(Will schedule after Dry Rot repairs have been completed).

7. Entry 3 Retaining wall replacement due to wood rot. Contractor: MOD Cost
\$1,898.00.

(This project has been complete).

8. 3761 TG 1A -Deck Coating and repairs – Contractor: A-One Construction Cost
\$12,787.00.

(Work will begin as soon as 1B has been completed).

9. 3761 TG 1B – Soffit Destructive Testing – Contractor A-One Construction NTE
\$1,500.00

(Project scheduled to begin this month).

10. Build and install 4 new Garbage enclosure doors and hardware. Contractor:
Eagle Iron Cost \$9,800.00.

(Contract just signed and work is in progress).

Mr. West reported there is a program in place through MOD if a resident wants gutters on balcony cleaned. The cost is \$137.50 and is billed to the resident. They will clean the gutter and flush the downspout. If the downspout is completely clogged, there the cost is an extra \$75.00.

MOD will also do a balcony pressure washing for \$137.50 and bill it to the resident.

GOVERNING DOCUMENTS

Mr. Svoboda introduced Paulina Van as a new member of the committee. They had their first meeting in a while yesterday regarding rentals. They reviewed the legislation. On January 1, 2021, provisions that control leasing will be prohibited. 25% of the Mutual can be leased with the new law. The Mutual may have more, but not less. No short term leases allowed for 30 days or less. A person may lease their home for multiple years. They will need legal advice on the interpretation of this law. It is unclear if taking in a tenant is considered a lease.

Dr. Van reported there is currently an occupancy of 2 beds-maximum people of 3. They need to check if they have any document that is unreasonably restrictive. The Mutuals have a year to change their documents to December 31, 2021.

Ms. Alley stated it is okay for the committee to work with Melissa Ward to clarify any questions regarding the documents of Mutual 70.

EMERGENCY PREPAREDNESS

No report.

PRESIDENT'S REPORT

1. Update on Garage Doors

Delay in delivery of doors due to factory shutdowns because of COVID
Entry 6 doors ordered (#12)....

Installation of Entry 2 doors (#7) to follow completion of Entry 6 installs.
Flyers were distributed to Entry 2 and Entry 6 residents alerting them to the delay in replacements. (We had hoped to complete this before the end of the year.

This will complete the replacement of all original garage doors.

2. Private property in the Common Areas.... notices of hearing were sent to two residents, but violations were cured prior to deadlines.

3. Alterations Report: 18 alterations were completed during the last month. A couple of those dragged out over 8-10 months. I checked with Alterations to see if additional fees were levied. "No"....due to COVID related staffing issues.

There are 20 projects open.

Mr. West reported buildings will be painted in May, depending on weather.

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, January 21, 2021 at 2:00 p.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:16 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy

***The Board of Directors met in executive session on October 15, 2020 at 3:36 p.m. to discuss the following:

1. Member Issue – Landscaping-Fine Imposed

Having no further business, the executive session adjourned at 4:05 p.m.