

MINUTES

WALNUT CREEK MUTUAL SEVENTY REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, OCTOBER 15, 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.

Twelve resident members were present.

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

CONSENT CALENDAR

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – September 17, 2020
Executive Meeting – September 17, 2020

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

MEMBERS' FORUM

None

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 September, the operating fund balance was \$50,239. The reserve fund balance was \$1,281,726.

Mr. Cheung reviewed numbers for the proposed 2021 budget, which included a large increase for insurance.

Mr. Salomon moved to approve the proposed budget for 2021 for a total of \$1,059 per manor per month. Mr. Johnsen seconded and the motion carried without dissent.

LANDSCAPE REPORT

Mr. Ormond reported tree and fire abatement work is completed. The committee met on Tuesday. They discussed having BrightView maintenance issues reviewed. The fire

District will send a refund for the fire abatement work for E7, Terra Granada. This is being processed.

Mr. Johnsen reported there are 12 sites for rehab work and 6 for social gathering sites. There will be no vote today on the social sites because the Board needs to consider further.

Mr. Salomon moved to approve a NTE amount of \$25,000 to do the 12 sites for rehab as presented to the Board in the landscape proposal. Mr. Cheung seconded and the motion carried without dissent.

Mr. Johnsen gave the following report:

* Start with two items of good news: 1) Notified that DFSC prepared to make a cost sharing award of about \$2700 for 2019 entry 7 fire abatement work. Paperwork is in the process of being submitted. Five M70 applications remain in line to be acted upon. 2) Ed Waraner's Tree Service advised us that he provided about \$6700 in uncharged labor in connection with this year's fire abatement project, whose cost to the M70 was about \$30,000.

* Landscaping Rehab and Renewal Plan. The Committee has been working for several months on a detailed plan to address M70s needs for landscaping rehabilitation and renewal. The immediate need for the plan is continuing to deal with the aftermath of the 2019 fire abatement project, mostly juniper removal, but is also the adverse result of drought, hot weather, uncertain irrigation, possible poor soil quality, and the continuing effects of ongoing and future fire abatement work like the removal of pine trees. The plan identifies 12 priority sites in the mutual for rehab and 6 sites that are also recommended as possible social gathering points. It includes designations of specific plants recommended for each site giving due consideration to avoiding deer damage as well as providing drought resistance, and ease of maintenance. I can provide compact copies of the plan to you by email if you wish. The plan also makes provision for such associated needs as soil testing, soil amendment, irrigation, and possibly meeting modest needs associated with the creation of the social gathering sites, like power leveling and material purchases, if these cannot reasonably met by the voluntary contributions of residents called for in the plan. The Landscaping Committee is asking the Board to authorize an expenditure of \$25,000 to initiate the plan. It proposes that work be performed during the three week period beginning December by MOD when the mutual will not be directly billed for labor costs. We expect that time and money may well be insufficient to finish the amount of work proposed but will return to the Board for additional funding if necessary.

* Fire abatement. We feel, along the Contra Costa County Fire Prevention authorities who participated in our assessment, that we are in pretty good shape concerning meeting our present needs for fire abatement. However, nature grows, dies, and creates a continuing need. In the near future we will have to begin removing many very flammable Monterey pines that unsafely adjoin or overgrow some of our residences and have already begun to exceed their life expectancy. It is expected that this removal will be prioritized and staged, probably over seven years, to spread the costs. There will be also associated costs, like rehab. In a new twist, we are proposing that some rehab and planting precede tree removal to help protect the appearance of the affected sites. In providing input into this coming year's budget, we indicated that there should be an estimated increase of some 10 percent the seven years to meet this need.

* Finally, Thanks! I need to express appreciation to our new Landscaping Committee

chairperson, Paula Krauss for the very active role she is taking, particularly in seeing that M70's landscaping needs are, and will be met. Thanks also to Mutual neighbor, Herma Lichtenstein, who comes to us here from a career in local government landscaping planning and management. She is actively, very actively, applying that knowledge and experience to help meet our needs. Other Mutuals in Rossmoor are paying lots for that, thousands I am told, but thanks to Herma, we have not.

MUTUAL OPERATIONS REPORT

Mr. West presented his report as follows:

PENDING ITEMS: Proposals for Review or Approval

1. 3330 TG Building Breezeway Beam Dry Rot repairs and T & G replacement - Contractor Proposals: A-One Construction \$24,856.00 / AMAC \$\$16,663.00 / ALP Construction \$14,964.00.
(Bids presented to the board for approval).

Mr. Cheung moved to approve the proposal from AMAC in the amount of \$16,663 for 3330 TG building breezeway. Mr. Salomon seconded and the motion carried without dissent.

2. 3330 TG Building Excel Breezeway coating.
AMAC \$41,236.00 / Perfect Painting \$48,074.00 / A-One Construction \$31,645.00.
(Bids presented to the board for approval).

Mr. Cheung moved to approve the proposal from A-One Construction in the amount of \$31,645 for 3330 TG building Excel breezeway coating. Mr. Salomon 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 –
Remaining entries to be completed - 2 and 6.
Entry 6 - 17 Doors are on order. Cost \$18,785.00.
The remaining garage doors are scheduled to be completed by the end of 2020. Budget \$60,000.00.
(Work in Progress / Scheduling with residents ongoing).
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 October).

4. Senate Bill SB326 - Structural Engineers inspection of 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.

(When ready the Final contract with the vender will be presented to the board for signatures).

Retaining wall - E3 around drain-wood structure: Cost to repair is \$1,898 and will be done by MOD. This was approved.

3761 1A Terra Granada-resale-deck coating, A-One Construction to do Excel coating for \$12,787.

Mr. Cheung moved to approve the proposal from A-One Construction in the amount of \$12,787 for the deck coating at 3761 1A T.G. Mr. Salomon seconded and the motion carried without dissent.

Eagle Iron to remove and replace 4 trash enclosure gates and put in metal gates with new heavy duty latching hinges for \$9,800.

Mr. Cheung moved to approve the proposal from Eagle Iron for 4 metal gates in the amount of \$9,800. Mr. Salomon seconded and the motion carried without dissent.

Mr. West reported that the replacement for the storage door at 3852 Terra Granada for a cost of \$1,803.00 was previously approved by Ms. Alley.

Ms. Alley reported the proposal from Eagle Iron was approved.

GOVERNING DOCUMENTS

Mr. Svoboda reported there are 2 issues: 1.) 13.3 landings, stairs, entrances

The Board can interpret this to allow 12 plexes to allow area in front of doors for personal items. An example would be placing a bench there to place groceries on or to sit down to change shoes.

2.) Solar systems put on roof. There was a question as to whether residents can use an area other than the flat roof. Installation is limited to the owner's area. If they run out of flat roof, they may have to allow usage of the tiled areas. There is no action at this time.

EMERGENCY PREPAREDNESS

No report.

PRESIDENT'S REPORT

Ms. Alley reported there are still some issues regarding private property in common areas. Items need to be recycled properly. Mr. Cheung discussed fines for not sorting properly. Trash enclosures are cleaned once per month.

The recommendations for change to bins is as follows:

Entry 2 D enclosure Needs 2 yd dumpster

Replace 4 current re-cycle bins with three 96 gallon bins

Painting/front doors – stain (med walnut) or paint (black, red, dark green, dark blue) The Board will need to decide about changing colors or staining

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

The next meeting – Board Meeting: Thursday, November 19, 2020 at 2:00 p.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:35 p.m.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Seventy

***The Board of Directors met in executive session on September 17, 2020 at 3:12 p.m. to discuss the following:

1. Member Issue – Lien placed

Having no further business, the executive session adjourned at 3:22 p.m.