



Mutual No. Eight

QUARTERLY MEETING MINUTES OF THE BOARD
TUESDAY, NOVEMBER 14th, 2023, AT 1:30 PM
IN-PERSON AND ZOOM MEETING
BOARD ROOM – GATEWAY ROOM
1001 GOLDEN RAIN RD – WALNUT CREEK, CA

Call to Order

President Coleman called the Quarterly Meeting of the Board of Directors to order at 1:02 p.m.

Roll Call

Directors Present: Dick Coleman, President
John Kawamura, Vice President
Bob Eisner, Secretary
Judy Graboyes, Treasurer
Alfreda Bell, Director

Mutual Operations Staff Present:

Jeroen Wright, Director of Mutual Operations
Rick West, Building Maintenance Manager
Jesus Morales, Landscape Supervisor
Lucy Limon, Board Services Coordinator.

Approval of Minutes

President Coleman asked for any corrections and/or additions to the following sets of minutes:

- Regular Meeting Minutes..... August 15th, 2023
- Special Budget Meeting Minutes..... September 15th, 2023
- Special Budget Meeting Minutes..... November 7th, 2023

The Board made a motion to approve the aforementioned minutes.

Moved, Seconded, Carried 5-0

Staff Report

1. Maintenance Report – Rick West:

The following report was given:

1. 1208 Skycrest - Domestic Water 2023 vertical Re - Piping Project.

Phase II Scope of work will include Replacement of the vertical Galvanized Lines with Pex Piping.

Cost also includes that tear out and put back of drywall, texture and paint.

DC Construction was awarded this project. Estimate \$213,876.78.

This does not include new water heaters. (Work In Progress).

2. 1256 entry 5 Concrete work Contractor: Five Star Cost \$4,810.00

Mutual No. Eight

Concrete: Remove and replace concrete walkway four sections of 110 Square feet. Remove mutual tree roots under concrete pad and cut away root one foot away from new sections. Dowel 1/2 rebar into existing concrete. Compact soil to walkway path. Apply lamp black as needed. Concrete is to match existing texture.
Grinds: 3 Grinds concrete tripping hazards up to 3/4 inch. Rinse water to remove dust. Carefully use concrete scafier to level concrete. Sweep concrete dust and leave clean and neat.

3. 1268 Entry 5 Concrete work Contractor: Five Star Cost \$1,800.00

Concrete: Remove and replace concrete walkway four sections of 40 Square feet. Remove mutual tree roots under concrete pad and cut away root one foot away from new sections. Dowel 1/2 rebar into existing concrete. Compact soil to walkway path. Apply lamp black as needed. Concrete is to match existing texture.
Grinds: 1 Grind concrete tripping hazards up to 3/4 inch. Rinse water to remove dust. Carefully use concrete scafier to level concrete. Sweep concrete dust and leave clean and neat.

4. 1296 Entry 5 Concrete work Contractor: Five Star Cost \$7,790.00

Remove and replace concrete walkway two sections of 205 Square feet. Remove mutual tree roots under concrete pad and cut away root one foot away from new sections. Dowel 1/2 rebar into existing concrete. Compact soil to walkway path. Apply lamp black as needed. Concrete is to match existing texture.

1. Landscape Report – John Tawastsjerna:

No report was presented.

2. Financial Report – Rick West for Jeroen Wright

No report was presented.

Committee Reports

1. Finance – Judy Graboyes:

- a. A motion was made to certify that the Mutual is in compliance with §5500.
Moved, Seconded, Carried 5-0

2. Landscape – Alfreda Bell: No report was made.

3. Building Maintenance: No report was made.

4. Social - Sharon Castilla: There will be potluck party on May 30th, 2024. The potluck will take place in the Stanley Dollar Clubhouse.

5. Membership – Sally Kennedy: There have been 2 new members in Mutual 8 since the the last Board meeting.



Mutual No. Eight

- 6. Emergency Preparedness – John Kawamura:** No report was made.

Old Business

- 1. Fire walls in attics:** The Board discussed the installation of fire walls in 8 building in entry 2. The estimate for these installations is around \$103k. Dick will continue this proposal with Rick West and the Board. No final action was taken.
- 2. Update regarding property insurance rates and possible coupon increase for 2024:** Property insurance continues to be difficult to obtain and very expensive. Rossmoor has a new evaluation of 2 billion dollars. After many hours of looking of looking at different scenarios regarding the insurance program, GRF Board of Directors decided to insure Rossmoor for 1 billion dollars. There are 2 reasons for this decision. One is Gallagher, our insurance broker worked with insurance companies and could not get more property insurance than the 1 billion. The second reason is the very high cost of insurance today. Some mutuals in Rossmoor 2024 insurance premiums have increased 60%-75%.

New Business

- 1. Thank you to former Board Member, Luther Avery:** The Board of Directors thanked Luter Avery for all his continued support throughout the years to the M8 Board of Directors.

- 2. Appoint new Committee Members:**

A motion was made to appoint John Kawamura as the Building Maintenance committee chair.
Moved, Seconded, Carried 5-0

A motion was to appoint Penny Dyer and Dick Coleman to the Finance Committee.
Moved, Seconded, Carried 5-0

- 3. Possible New Committees:** The Board discussed the possibility of starting a Trash committee in the near future.
- 4. Enforcement of existing Common Area Policy:** No update was given.
- 6. Use of M8 Laundry Room(s) by residents of M4:** President Coleman will be contacting M4's president to let her know that the M8 laundry rooms are being used by residents in Mutual 4.

Managers Report

Jeroen Wright reported that the Firewise committee has finalized their 3-year activity plan, and they submitted their plan to ConFire for review. The committee hopes to have recognition as of 2024. SWCM suffered a loss of about \$80k in 2021, the resident's insurer refused to be liable for the damage. SWCM will pay the first \$10k of that and the rest of the Mutuals that participate in the Shared Deductible Agreement will contribute the remaining \$70k. Budgets are almost finalized and will be submitted to the printer.



Mutual No. Eight

Members' Forum

Residents were afforded the opportunity to express their general concerns and make comments. No comments were made.

Next Board Meeting

Next Meeting, Tuesday, February 13th, 2024, at 1:30 PM, in the Board Room at Gateway.

Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.

Lucy Limon

Assistant Secretary Mutual No. Eight