

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, APRIL 10, 2019 AT 9:30 A.M.  
BOARD ROOM – GATEWAY COMPLEX  
1001 GOLDEN RAIN ROAD, WALNUT CREEK, CALIFORNIA

President Carl Pischke called to order the regular meeting of the Board of Directors of Mutual Thirty on Wednesday, April 10, 2019 at 9:30 a.m. in the Board Room, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:   President                   Carl Pischke  
                                  Vice President         John Herron  
                                  Treasurer             Ron Reece  
                                  Secretary             Evan Spinrod  
                                  Director               Al Fantegrossi

EXCUSED:                   None

MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager and Anne Paone, Administrative Secretary.

President Pischke welcomed nine residents in attendance.

APPROVAL OF MINUTES

Mr. Pischke asked for any corrections to the minutes of the January 9, 2019 regular meeting of the Board of Directors, and the February 27, 2019 executive session minutes. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

No report.

RESIDENTS' FORUM

None

MOD REPORT

Mr. Donner reported that the door-to-door E-Waste service has been available again through Rapid Recycle. Residents should call them directly at 925.671.9008, M-F, 9-5. They will pick up anything with a cord. They do not pick up hazardous waste. They do not have a license for that.

Mr. West provided the following written report for the Board:

PENDING ITEMS:

1. Lighting For 2809 & 2857 - New LED Lighting fixtures –

(Sang Electric to present estimate).

2. Lighting for park – New pagoda LED Light fixtures –  
(Sang Electric to present estimate).

### INFORMATION ITEMS: Work in Progress or Completed

1. Siding Replacement & Painting of Buildings: 2809 PT and 2825 PT  
Contractor: A One Construction - Cost \$67,070.00 - Excluding Permits  
Permit cost \$3,859.00 (Scheduling Work to begin in spring 2019).
2. Gutter cleaning January 2019 – Contractor: Five Star ( Work Complete).
3. 2801 had a roof inspection. There is a Durolast warranty for it.

Mr. West reported that there is \$1,200 in the budget for lights.

Mr. Herron reported that he spoke to Sang Electric about replacing lights for LED lights. Sang said that they could be replaced for approximately \$300 each. Seven of the tall lights are in concrete and might be \$350.00. there are 48 lights in total. Mt. Herron suggested the Board think about doing this project in phases.

Mr. Pischke suggested that the Board should wait until they build it into the budget for next year. Then it can all be done at one time. The Board agreed to wait.

### BOARD MEMBER'S REPORTS

No reports

### COORDINATORS' REPORTS

#### Building (Carl Pischke)

Mr. Pischke reported that he hasn't really had requests from residents to do things since the last meeting. Mr. Spinrod has been helping residents. Mr. Spinrod agreed to continue to help, so he will be listed on the agenda under Building.

#### Emergency Preparedness (John Herron)

Mr. Herron reported he will arrange for a drill in the Spring or Fall. Earthquake insurance was discussed. It could increase the coupon by \$60 a month for each manor. Mr. Pischke reported that the Mutual is built on a hill that probably won't slide. He will put an article in the next Bugle about the status of the Mutual regarding earthquake insurance.

#### Landscape (Linda Herron and Rebecca Pollon)

Ms. Herron reported the very long rainy season is greatly benefiting the landscaping. Plants are flourishing. There have been more to trim and more weeds for Raul to remove. He is working on pruning and clearing shrubs around 2809 and 2825 in preparation for the carpentry and painting. He has planted azaleas and spread bark to

spruce up the park. Terra's plan this year is to thin shrubs while pruning to allow more air and light to reach the center of the plants.

The trees have been trimmed. The unhealthy cherry was removed at 2937-2 as was the dead zelkova tree on the property adjacent to our neighbors in entry 20. Rebecca has been asked to urge our neighbors in entry 16 to trim the oaks that are too low to the ground behind 2841. This is a fire safety issue that we will continue to pursue.

MOD irrigation tech, Enrique, discovered a leaking irrigation pipe under the park patio. He and his supervisor, Aden, and Jose from the rehab team were successful in plugging the pipe without disturbing the concrete pad. This is just one more example of the lengths the MOD workers will go to in helping us maintain our property and save us money.

I had more large projects that I thought the MOD crew could do during our allotted work days. To my amazement, through efficient management and a record pace, Jose & Carlos finished it all. Sod was removed in each location and replaced with shrubs and lodi rock or bark. Each area has new efficient bubbler irrigation.

We contacted Terra to replace 3 muddy areas with new sod. One area was damaged by racoons. I have advised residents at the other 2 areas to take care when allowing their dogs onto the lawn through patio gates. Both were alarmed at the cost of the new sod installation and will definitely protect it.

Mr. Pishcke has asked that I investigate having bubblers installed around the two building being painted this year. I have opted to have the rehab team do this at no cost during more days that we will be allotted in summer, thus avoiding having to contract with Terra Landscape. John Herron has completed the drip mist installation to the pots in the park.

#### Financial (Ron Reece)

Mr. Donner reported that as of February, the operating fund had \$43,086 and the reserve fund had \$355,869. The Mutual is better than budget by \$375. It is over in Building Maintenance and insurance. The Mutual will be over in insurance by \$840 every month. The Mutual was under in Utilities due to less water usage.

*Mr. Reece moved to certify the Board's compliance with civil code section 5500. Mr. Fantegrossi seconded and the motion carried without dissent.*

#### Social (Roseanne Wright)

Ms. Wright reported that she now has an actual committee. She has 8 members. The Friday socials will start on May 3<sup>rd</sup>. the Hot Dog party will be held on May 27th, Memorial Day.

#### New Resident Greeter (Lynda Caputo)

Mr. Reece reported that Ms. Caputo has met with one new couple.

#### UNFINISHED BUSINESS

Exclusive Use Update: The ballots for voting on exclusive use will be mailed out on April

18<sup>th</sup>. The Board will hand out flyers, not as Board members, but as neighbors. They will be asking members to vote.

Exclusive Use areas are just for individual units. An example would be someone's patio. Only the owner would use their patio. It is not for the membership's use. Sometimes an owner asks through an alteration application to use a portion of the common area. This must be voted on by the membership. If approved by 51 yes votes, it then becomes exclusive use for that owner.

### NEW BUSINESS

Composting & Recycling: Bins will be provided by Republic Services. Pails will be provided for composting. There will be 3 meetings held to explain what goes in each bin.

Ms. Rica Motoyoshi has volunteered to be a Recycling Coordinator. She will educate residents, check the bins, etc.

*Mr. Herron moved to appoint Rica Motoyoshi as the Recycle Coordinator. Mr. Fantegrossi seconded and the motion carried without dissent.*

There was discussion on the possible removal of the lemon tree located in the front of 2809. It appears to be dying. Ms. Herron read a report on her concern as the landscape coordinator. In her opinion, the lemon tree has become unsightly and should be replaced. Some residents objected to its removal, so she delayed the action.

*Mr. Herron moved to delay the decision regarding the lemon tree until the next Board meeting. Mr. Spinrod seconded and the motion carried without dissent.*

### ADJOURNMENT

Having no further business, the meeting adjourned at 11:15 a.m.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Thirty