

MINUTES

WALNUT CREEK MUTUAL TWENTY-TWO THIRTY-NINTH ANNUAL MEETING OF THE MEMBERSHIP MONDAY, JUNE 1, 2009 at 10:00 A.M. RECREATION ROOM – 4033 TERRA GRANADA DRIVE

The Thirty-Ninth Annual Meeting of the Membership of WALNUT CREEK MUTUAL TWENTY-TWO was convened by President John Mitchell at 10:00 a.m. on Monday, June 1, 2009 in the Recreation Room, 4033 Terra Granada Drive, Walnut Creek, California.

ROLL CALL

Present:	John Mitchell	President	<u>Attendance</u>
	Glenn Watkins	Vice President	
	Maureen Lawson	Secretary/Treasurer	

Staff was represented by Paul Donner, Director of Mutual Operations; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Supervisor; and Dyann Paradise, Administrative Secretary.

President Mitchell welcomed the residents in attendance. He recognized new neighbor Patricia Murphy and welcomed her to the community.

Assistant Secretary Dyann Paradise verified that a quorum had been reached, with 24 members in attendance. (15 members were needed to establish a quorum). Certification of Quorum

CERTIFICATION OF NOTICE OF MEETING – Maureen Lawson, Secretary

Secretary Maureen Lawson read the certification of the notice of members' meeting certifying that notice of the Annual Meeting of Members of Walnut Creek Twenty-Two was mailed in accordance with Article 4, Section 4.3 of the Bylaws of the corporation to all members of record as of May 1, 2009, and notices announcing the meeting were published in the Rossmoor News on April 8, April 15, May 13, May 20, and May 27. Certification of Notice of Meeting

APPROVAL OF MINUTES

Ms. Lawson moved to approve the minutes of the Annual Meeting of the Membership of June 2, 2008 as written and reviewed. Mr. Watkins seconded, and the motion carried without dissent. Approval of Minutes

Mr. Watkins moved to approve the minutes of the regular quarterly meeting of March 2, 2009 as written and reviewed. Ms. Lawson seconded, and the motion carried without dissent.

PRESIDENT'S REPORT – John Mitchell

President Mitchell reported that the buildings and the landscape are doing very well. The rhododendrons have filled in nicely this past year. The removal of the pine trees was a great improvement. A plant needs replacement at 4009 where one was President's Report

removed. The Mutual is ahead of budget year to date. There is only one delinquency, but that should be cleared as soon as the manor sells. Mr. Mitchell wished every resident good fortune for the future.

FINANCIAL REPORT – Paul Donner

The Mutual's finances are sound, with \$31,000 in the operating fund and \$155,000 in the reserve fund as of May, 2009. Expenses are over budget by \$4,834 in building maintenance, most of which will be offset by a reclassification to reserves and should level out by year's end. Water expenses are doing well.

Financial Report

The 2010 budget planning will begin in August.

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance, as well as landscape rehabilitation. (A copy of Mr. Perona's landscape report is attached.)

Landscape Report

Mr. Perona stated that next year the pond will be drained and cleaned. A resident requested that the fountain stay on longer in the evening. Mr. Perona will reschedule it for a 10:00 p.m. shutoff if the residents adjacent to the pump do not object.

A resident reported mole infestation on the hillside near the entrance. Additional landscaping is needed in that area as well. Mr. Perona will address the mole problem and will suggest options for additional planting.

BUILDING MAINTENANCE REPORT – Bill Friesen

A new entry sign has been installed and some of the common area lights have been improved with brighter bulbs.

Building Maintenance Report

Extensive concrete work had been done in the past year at 4025. The water heater in the social room will be replaced due to a leak.

Ms. Lawson reported a sewer drainage problem at 4021. Mr. Friesen will follow up.

President Mitchell requested that residents properly dispose of their garbage, especially foul-smelling items such as tuna cans. Boxes need to be broken down; large boxes should be taken to the large bins at MOD.

SEATING OF DIRECTOR

Inspector of Election Dyann Paradise reported that Bob Musgrave was declared elected by acclamation of the membership and will be seated on the Board for a three-year term.

Seating of Director

RESIDENTS' FORUM

Don Conley reported he just finished the CERT program and found it quite valuable. He encouraged anyone interested in emergency preparedness to take the class.

Residents' Forum

Glenn Watkins reported that a resident roster has been established. A new event for Mutual Twenty-Two is a birthday celebration on the second Thursday of each month in the social center (Club 22) for any resident with a birthday in that month.

Dickey Nitta reported the first Mutual Twenty-Two golf tournament was held followed by a potluck dinner. There were 20 participants at the tournament and 24 people at the dinner. The next event is scheduled for July 19. Detailed information will be circulated soon.

Glenn Watkins also reported establishment of a "neighbor helping neighbor" program to assist residents who need rides to the airport, minor assistance in their home, etc.

Mr. Donner expressed his thanks to President Mitchell for his 15 years of excellent service to the Mutual. The audience concurred with an enthusiastic round of applause.

A resident requested a better job of sweeping her entryway. Mr. Donner said he would inform CSS, the group that sweeps the entries and garbage area.

UNFINISHED BUSINESS

President Mitchell noted that the Board recently revised the Policy Manual. Several months ago all members were given a copy for their review. The only major change was to transfer responsibility for architectural modifications from the GRF Architectural Control Committee to the Mutual Twenty-Two Design Review Committee.

Unfinished
Business

Ms. Lawson moved to approve the revised Mutual Twenty-Two Policy Manual as presented. Mr. Watkins seconded, and the motion carried without dissent.

Approval of
Revised Policy
Manual

A copy of the revised and approved policy manual will be distributed to all members in the near future.

NEW BUSINESS

New residents were welcomed to the Mutual: Donald and Nancy Blake (4021 #1B); Maxine Christison (4017 #1B), John and Donna Shaw (4033 #7A).

New Business

Don Conley reported that there will be a Rossmoor-wide emergency drill sometime in the near future. Residents will be notified in advance of the schedule.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:05 a.m. to an Organizational Adjournment Meeting to elect Officers.

Maureen Lawson, Secretary
Walnut Creek Mutual Twenty-Two