

## MINUTES

WALNUT CREEK MUTUAL TWENTY-TWO  
FORTY-FIRST ANNUAL MEETING OF THE MEMBERSHIP  
MONDAY, JUNE 6, 2011 at 10:00 A.M.  
CLUB 22 – 4033 TERRA GRANADA DRIVE

President Robert Musgrave convened the Forty-First Annual Meeting of the Membership of WALNUT CREEK MUTUAL TWENTY-TWO at 10:00 a.m. on Monday, June 6, 2011 in Club 22, 4033 Terra Granada Drive, Walnut Creek, California.

### ROLL CALL

|          |                 |                     |                   |
|----------|-----------------|---------------------|-------------------|
| Present: | Robert Musgrave | President           | <u>Attendance</u> |
|          | Ping Tse        | Vice President      |                   |
|          | Meridith Zomalt | Secretary/Treasurer |                   |

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

President Musgrave welcomed the residents in attendance and introduced the Board and staff. He also welcomed new residents Bill and Grace Koh to the Mutual Twenty-Two community.

Assistant Secretary Dyann Paradise reported that a quorum had been reached with twenty members in attendance. (Fifteen members were needed to establish a quorum.)

Verification of Quorum

### CERTIFICATION OF NOTICE OF MEETING

Ms. Zomalt certified that a notice announcing the Annual Membership Meeting was mailed to all members of record as of May 18, and notices were published in the Rossmoor News on May 4, May 18, May 25, and June 1 in accordance with Article 4, Section 4.3 of the Bylaws of Mutual Twenty-Two.

Certification of Notice of Meeting

### APPROVAL OF MINUTES

The minutes of the Fortieth Annual Meeting of the Membership of June 7, 2010 were reviewed and approved as written without dissent.

Approval of Minutes

The minutes of the regular quarterly meeting of the Board of Directors were reviewed and approved as written without dissent.

### PRESIDENT'S REPORT

Mr. Musgrave reported an evaluation of the flat roofs was performed and it was determined that the tar and gravel surface on the carport roofs is in good condition. Replacement of the tar and gravel will be delayed until 2012, at which time the roof surfaces will be replaced with Durolast. It is a better product with a longer lifespan.

Presidents' Report

The asphalt sealcoat will be installed in mid-July in the parking areas.

Mr. Musgrave also reported that the level "B" deck surface on the 4033 building will be steam cleaned from the parking lot to the elevator because it is stained and dirty, especially near the garbage area.

### FINANCIAL REPORT

Mr. Donner reported the Mutual has a fund balance through April 30, 2011 of \$23,096 in the operating account and \$234,599 in the reserve account. Expenses are better than budget in the amount of \$1,100 overall. The Mutual is in good financial condition.

Financial Report

### LANDSCAPE REPORT

Mr. Perona reported the irrigation controllers are still off for now due to the continuous unseasonably rainy weather. The lawns will be fertilized and treated for broadleaf growth this month. Entry maintenance is routine with pruning, weeding, and spot spraying for weeds. The majority of tree pruning is complete but additional pruning will be done as needed. The first phase of rehabilitation work has been completed; a little more will be done in July.

Landscape Report

A resident reported a small azalea plant near 4009 was damaged by a mower. There is another azalea in that area that is dying. Mr. Perona will follow up on these issues.

### MAINTENANCE REPORT

Mr. Musgrave reported that the bridge area needs a new walking surface. Mr. Friesen will be contacted to check on options for resurfacing that will not be slippery.

Maintenance Report

### SEATING OF DIRECTOR

Secretary Zomalt reported that incumbent Ping Tse was elected by acclamation of the membership to serve a three-year term on the Board of Directors and was again seated on the Board. He was welcomed back with a round of applause.

Seating of Director

### RESIDENTS' FORUM

Donna Shaw asked if the elevator had been adjusted because it appears to be closing too fast and bangs loudly, especially on the second floor. Another resident reported the elevator goes back to the first floor each time instead of going directly to the third floor. Mr. Donner said he believed some repairs have been accomplished, but he will ask Mr. Friesen to follow up.

Residents' Forum

In answer to a query, Mr. Musgrave explained that garbage is picked up on Mondays and recycling is picked up on Thursdays in the 4033 building. For the perimeter manors, both garbage and recycling is picked up on Thursdays. CSS cleans the

garbage room every other week on Fridays.

A resident reported there were several pieces of broken glass recently seen on the hillside. It is believed that passersby in vehicles may be throwing bottles out of their car windows.

A resident reported there are bees collecting in the light fixtures. Mr. Donner explained that routine maintenance issues such as light fixture cleaning should be reported directly to the Work Order Desk at MOD.

### UNFINISHED BUSINESS

None

Unfinished  
Business

### NEW BUSINESS

John Shaw reported there is an emergency supplies cabinet at Club 22, which is one of the main staging areas located in various locations throughout Rossmoor. Mr. Shaw was pleased to report that there are currently eight CERT-trained residents in Mutual Twenty-Two.

New Business

### ANNOUNCEMENT

Mr. Musgrave announced that a Bunco signup sheet was located on the front table for anyone interested in participating in this fun and social game. Other ideas of social events for Mutual Twenty-Two members are welcome.

Announcement

The next monthly birthday party is scheduled for Thursday, June 9 at 7:00 p.m. The birthday parties are regularly held on the second Thursday of each month in Club 22.

### ADJOURNMENT

Having no further business, the meeting adjourned at 10:30 a.m. to an Organizational Meeting to elect officers. The members who were present were thanked for their interest and participation in the Mutual. Refreshments were served.

Adjournment

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Meridith Zomalt, Secretary  
Walnut Creek Mutual Twenty-Two