

MINUTES  
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 26, 2011 AT 10:30 A.M.  
MUTUAL OPERATIONS DIVISION CONFERENCE ROOM

President James Jardine called to order the regular meeting of the Board of Directors of Walnut Creek Mutual Twenty-Eight at 10:30 a.m. on Wednesday, January 26, 2011, at the Mutual Operations Division Conference Room, 800 Rockview Drive, Walnut Creek, California.

ROLL CALL: Present: James Jardine – President  
Bill Hicks – Vice President  
Ron Peck – Secretary/Treasurer

Attendance

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

Also present were residents Richard Nishkian and Donna Artist.

APPROVAL OF MINUTES

Mr. Peck moved to approve the regular minutes from the October 29, 2010 board meeting as written and reviewed. Mr. Hicks seconded, and the motion carried without dissent.

Approval of  
Minutes

EMERGENCY PREPAREDNESS COMMITTEE – Richard Sheridan

No report.

Emergency  
Preparedness  
Committee

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

A fifth member, Donna Artist, has joined the Architectural Control Committee. Ms. Artist and Ms. Markel have toured Rossmoor in an effort to compare Mutual 28 with other Mutuels. They were pleased with the overall condition of Mutual 28. There will be a spring walk-through with the Board members and the Architectural Committee to check for overgrown plants, architectural modifications, and storage of items in the carport.

Architectural  
Control  
Committee

SOCIAL – Ron Peck

Mr. Peck reported the current balance in the Social Account is \$45.23 after paying all expenses for the holiday party. A new checking account will be set up with Mechanics Bank with funds transferred from Chase. Chase charges a monthly service fee; Mechanics Bank does not.

Social Committee

The next social events scheduled are the barbecue on June 25 and the holiday party on December 11.

### PRESIDENT'S REPORT

Mr. Jardine reported that the Mutual is in good financial and maintenance condition.

President's  
Report

### VICE PRESIDENT'S REPORT

Mr. Hicks reported that the garbage areas frequently overflow with recycling materials. Part of the problem is due to residents not breaking down cardboard boxes prior to dumping their items in the recycle bins.

Vice President's  
Report

### SECRETARY/TREASURER'S REPORT

No report.

Secretary/  
Treasurer's  
Report

### LANDSCAPE REPORT

On behalf of Mr. Perona, Mr. Donner reported that routine maintenance is on-going. Major regenerative pruning of the oleanders, junipers, and crape myrtles is underway.

Landscape  
Report

### BUILDING MAINTENANCE REPORT – Bill Friesen

Per a resident request, Mr. Friesen will check the walkway area near 2225 #2 to determine if additional lighting is needed.

Building  
Maintenance  
Report

As soon as the weather improves, Mr. Friesen will schedule carport roof inspections. There is one remaining tile roof that needs to be replaced. It is located in Entry 12. Mr. Friesen will secure costs to replace the roof to determine if it could be done at the same time as the carport roof replacements.

Asphalt slurry and striping will be scheduled for early spring.

Rain gutter leak repairs are in progress at 2121 #4.

### FINANCE REPORT

Mr. Donner reported the Mutual is in good financial condition. Fund balances as of November 30, 2010 show \$70,063 in the operating account and \$336,799 in replacement reserves. Operating expenses are \$5,907 better than budget.

Finance Report

Mr. Nishkian had several questions regarding line items and funding estimates in

the current reserve study. It was noted that any Mutual member interested in reviewing the entire reserve study should contact Rosalie O'Neill in Gateway.

UNFINISHED BUSINESS

None.

Unfinished  
Business

NEW BUSINESS

In light of a recent dog bite, the Board discussed the need to remind residents of the pet rules. (A copy of the Mutual's pet rules is attached.) The Board discussed the viability of welcoming and orienting new residents to the Mutual community when they first arrive. This would be a great way to clarify rules and regulations, especially concerning proper trash disposal, parking, and pet issues.

New Business

Candidates are needed for the upcoming election for one member to the Board. Mr. Jardine currently holds that position. As Mr. Peck may move out of Rossmoor sometime in the future, additional candidates are needed.

RESIDENTS' FORUM

No further comments.

Residents' Forum

ANNOUNCEMENT

Next meeting: ANNUAL MEETING Wednesday, March 2, 2011 at 9:30 a.m. in the Delta Room at Del Valle Clubhouse.

Announcement

ADJOURNMENT

Having no further business, the meeting adjourned at 11:25 a.m.

Adjournment

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Ron Peck, Secretary/Treasurer  
Walnut Creek Mutual No. Twenty-Eight