

MINUTES  
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 27, 2010 AT 10:30 A.M.  
MUTUAL OPERATIONS DIVISION

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 27, 2010, at the Mutual Operations Division, 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 was Past President Lyle Brown.

APPROVAL OF MINUTES

Mr. Peck moved to approve the regular minutes from the October 14, 2009 board meeting. Mr. Hicks seconded, and the motion carried without dissent.

Approval of Minutes

SOCIAL – Ron Peck

Mr. Jardine will submit a check request for \$173 as reimbursement to him for expenses for the holiday party over the amount brought in by those members who attended the party. The Board approved the reimbursement. Mr. Peck reported the balance in the social account is now \$5.00.

Social Committee

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

Several alteration applications are in progress.

Architectural Control Committee

EMERGENCY PREPAREDNESS COMMITTEE – Richard Sheridan

Mr. Sheridan was absent, but Mr. Peck reported a new entry coordinator has volunteered for Entry 12.

Emergency Preparedness President's Report

PRESIDENT'S REPORT

Nothing further to report.

President's Report

### VICE PRESIDENT'S REPORT

Mr. Hicks asked if the Mutual would consider establishing a compost pile. Mr. Donner stated that several years ago a consultant advised that a large, flat area away from residences is needed for a compost pile. Mr. Donner further explained that Waste Management is considering a commercial compost program for its customers including Rossmoor residents.

Vice President's  
Report

### LANDSCAPE REPORT – Rich Perona

Mr. Donner reported that most of the landscape activity in the past few weeks has involved drain line clearing due to the recent rain storms. Fertilizing will be done in February along with shrub pruning as needed.

Landscape  
Report

### BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen reported that the annual gutter cleaning was completed in December, 2009. There have been a few call backs for overflowing gutters that are situated under pine trees. Since December there has only been one rain leak and that one was related to a skylight.

Building  
Maintenance  
Report

Mr. Friesen will perform an evaluation of the carport roofs to determine replacement needs. The 2010 budget includes \$19,000 set aside for asphalt and seal coating and \$74,800 for re-roofing of the carports.

The trash enclosure areas were repaired as needed, such as improvement of the string releases, replacement of slats, repair of hinges, etc. There were some additional minor repairs completed such as asphalt fill-ins and repairs to the concrete in various locations.

Mr. Friesen reported the downspout at 2217 near the entry will be made larger and a screen installed to help prevent clogging due to overhanging pine tree limbs.

Slippage of some of the mansard tiles at 2133 #1 caused a leak. The roofing crew is investigating the problem and will follow up with repairs as needed.

Mr. Friesen will follow up with suggestions for a concrete walkway near 2201 #2.

### FINANCE REPORT

Mr. Donner reported that the preliminary 2009 year end report indicated a balance of \$61,081 in operations and \$181,422 in the replacement reserves. Actual expenses to budget show \$10,937 better than budget at year's end. The Mutual is in good financial condition. A MOD dividend is anticipated for year 2009.

Finance Report

UNFINISHED BUSINESS

None

Unfinished  
Business

NEW BUSINESS

Pedestrian problems at Entry 11 were discussed. Safety features such as additional striping and pedestrian walkways were suggested. Mr. Friesen will consult with Mr. Perona on feasible options.

New Business

A newsletter will be published soon.

RESIDENTS' FORUM

Mr. Brown reported a contractor abusing the parking rules and apparently using 2122 #2 as a workshop. Mr. Friesen will follow up.

Residents' Forum

ANNOUNCEMENT

Next meeting: ANNUAL MEMBERSHIP MEETING on Wednesday, March 3, 2010 at 9:30 a.m. in the Delta Room at Del Valle Clubhouse.

Announcement

ADJOURNMENT

Having no further business, the meeting adjourned at 11:20 a.m.

Adjournment

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