

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 29, 2010 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, October 29, 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; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Manager; Tony Grafals, General Counsel, and Dyann Paradise, Administrative Secretary.

Also present were residents Richard Nishkian, Joy Hicks, Molly Mullikin, Richard Sheridan, and Charlie Callow.

APPROVAL OF MINUTES

Mr. Peck moved to approve the regular minutes from the July 21, 2010 board meeting as written and reviewed. Mr. Hicks seconded, and the motion carried without dissent.

Approval of
Minutes

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

A fifth member, Donna Artist, has joined the Architectural Control Committee.

Architectural
Control
Committee

SOCIAL – Ron Peck

Mr. Peck reported the current balance in the Social Account is \$6.60. Mr. Hicks reported the informal Friday evening gatherings have been very successful with approximately 30 people in attendance each time. This is a great way for neighbors to meet each other.

Social Committee

PRESIDENT'S REPORT

Mr. Jardine reported there are five units currently leased. A resident reported dry grass at 2201. (Mr. Perona will follow up.)

President's
Report

The standard delinquency letter sent by the Accounting Department will be revised to include a thorough accounting of the delinquent balance.

VICE PRESIDENT'S REPORT

No report.

Vice President's
Report

SECRETARY/TREASURER'S REPORT

The problem with a resident's dog damaging the turf near 2037 has been resolved.

Secretary/
Treasurer's
Report

LANDSCAPE REPORT

Mr. Perona reported that all landscape maintenance is routine. Tree trimming is complete and the junipers have been removed from the slope and replaced with sod. Perimeter fire abatement is complete and a little more is needed on the slope, one area at a time. The Mutual meets fire department requirements.

Landscape
Report

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen reported that rain gutter cleaning will be done as soon as most of the leaves have fallen. Spot cleaning will be done as needed.

Building
Maintenance
Report

Mr. Callow reported that the rain gutters have rusted through in a few areas at 2133 #2. It was determined that the gutters are the resident's responsibility as they are located on an alteration that was added from a previous owner. Mr. Friesen will provide a bid to Mr. Callow to replace the gutters.

Mr. Sheridan reported that the gutters at 2121 #4 need spot cleaning due to the accumulation of numerous pine needles. There is also a leak in the gutter. Mr. Friesen will follow up.

The asphalt repairs have been completed. The seal coat is delayed until 2011 pending appropriate weather conditions.

FINANCE REPORT

Mr. Donner reported the Mutual is in good financial condition. Fund balances as of September 30, 2010 show \$70,680 in the operating account and \$298,144 in replacement reserves. Expenses are \$10,134 better than budget due to revenue and the 2010 MOD dividend of \$2,600, as well as savings in building maintenance and utilities.

Finance Report

UNFINISHED BUSINESS

None.

Unfinished
Business

NEW BUSINESS

The Board reviewed the proposed budget for 2011. Following review,

New Business

