

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 14, 2009 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, October 14, 2009, 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 were Past President Lyle Brown, Arthur Yamagato, and Dick and Carolyn Sheridan.

APPROVAL OF MINUTES

Mr. Peck moved to approve the regular minutes from the July 22, 2009 board meeting. Mr. Hicks seconded, and the motion carried without dissent.

Approval of Minutes

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

One person is needed to fill in the empty slot on the committee, preferably someone from Entry 12.

Architectural Control

SOCIAL – Ron Peck

The current balance in the social fund is still \$1.97. The dates for 2010 social events are still being formulated.

Social Committee

EMERGENCY PREPAREDNESS COMMITTEE – Richard Sheridan

No activity.

Emergency Preparedness President's Report

PRESIDENT'S REPORT

Mr. Jardine reported on current rentals, vacant manors, and recently sold manors. The Board will hold a fall walk-through inspection to address various landscaping issues in the Mutual.

President's Report

A new security incident report is now being used by Securitas.

A hearing is pending on a resident in violation of the pet and plant rules. Mr. Jardine suggested that a specific fine structure should be incorporated into the Policies to address violations. He asked that the Board consider options.

VICE PRESIDENT'S REPORT

Mr. Hicks thanked Mr. Friesen for having the No Parking sign installed. It has helped the driving conditions considerably.

Vice President's
Report

The drain at 2173 has been installed outside of the patio.

LANDSCAPE REPORT – Rich Perona

Mr. Yamagata (2169 # 1) stated he would like to install a private garden. The Board will review the area during their walk-through this Friday.

Landscape
Report

BUILDING MAINTENANCE REPORT – Bill Friesen

Stripes have been painted in front of the dumpster making it easier for trash company removal.

Building
Maintenance
Report

FINANCE REPORT

Mr. Donner reported that as of September 30, 2009, fund balances are \$57,736 in the operating fund and \$143,278 in replacement reserves. Operating expenses year to date are \$12,495 favorable to budget. The Mutual is in good financial condition.

Finance Report

UNFINISHED BUSINESS

None

Unfinished
Business

NEW BUSINESS

The Board reviewed the proposed 2010 budget. Following discussion,

New Business

Mr. Peck moved to approve the 2010 budget with a Mutual assessment of \$249,803 in operations and \$175,140 in reserves, which translates to a coupon amount of \$640.00 per manor per month including the GRF portion of the coupon, effective January 1, 2010. Mr. Hicks seconded, and the motion carried without dissent.

Approval of 2010
Budget

It was noted that this represents a coupon increase of \$5.00 over the 2009 coupon amount.

Next year's scheduled reserve projects include asphalt spot repairs and an overall slurry seal, and possible carport roofing.

An *Informer* newsletter will be published soon. Among other topics, Mr. Jardine will remind residents of the proper rules for disposing of garbage and recyclables.

RESIDENTS' FORUM

Carolyn Sheridan reported the sidewalk near her manor (2121) is sloped and catches water creating a large puddle. Mr. Friesen will inspect the area to determine if the drainage can be modified. Ms. Sheridan also reported the latch at the garbage enclosure opposite 2161 needs to be repaired or replaced. Mr. Friesen took note of the location.

Residents' Forum

Richard Sheridan reported that address signs are still needed in some locations. He also noted that plugged raingutters are a continuing problem.

ANNOUNCEMENT

Next meeting: Wednesday, January 27, 2010 at 10:30 a.m. in the MOD Conference Room.

Announcement

ADJOURNMENT

Having no further business, the meeting adjourned at 11:50 a.m.

Adjournment

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