

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
FORTIETH ANNUAL MEETING OF MEMBERS
TUESDAY, MARCH 2, 2011 AT 9:30 A.M.
DELTA ROOM – DEL VALLE CLUBHOUSE

The Fortieth Annual Meeting of Members of WALNUT CREEK MUTUAL NO. TWENTY-EIGHT was convened at 9:30 a.m. on Tuesday, March 2, 2011 in the Delta Room, Del Valle Clubhouse, 1751 Tice Creek Drive, Walnut Creek, California.

ROLL CALL: Present: James Jardine, President
Bill Hicks, Vice President
Ronald Peck, Secretary/Treasurer

Attendance and
Introductions

GRF Staff was represented by Paul Donner, Director of Mutual Operations; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

President Jardine welcomed the 23 residents who were present.

CERTIFICATION OF NOTICE OF MEETING

Mr. Peck read the Certification of Notice of Members' Meeting, attesting that, in accordance with Article 4, Section 4.3 of the Bylaws of the Corporation, notice of the meeting was mailed to all members of record as of February 15, 2011 and that notice was published in the *Rossmoor News* on February 2 and February 9, 2011.

Certification of
Notice of Meeting

CERTIFICATION OF ELECTION – Secretary Ron Peck

Mr. Peck declared that incumbent James Jardine was the sole candidate who came forth as of the deadline of February 14, 2011, had been declared qualified, and was elected by acclamation pursuant to Article 5, Section 5.3 of the Mutual's Voting and Election Rules and is hereby seated on the Board of Directors.

Certification of
Election and
Seating of
Director

APPROVAL OF MINUTES

The minutes of the Thirty-Ninth Annual Meeting of Members held on March 3, 2010 were considered for approval.

A motion was made, seconded, and carried unanimously to dispense with reading of the minutes of the Thirty-Ninth Annual Meeting of Members held on March 3, 2010 and approve them as written and reviewed.

Approval of 2010
Annual Minutes

PRESIDENT'S REPORT – James Jardine

President Jardine announced that Ron Peck has sold his home and consequently there will be an opening on the Board sometime in April. Any member in good standing who is interested in filling out the remaining time on Mr. Peck's term that expires 2012 should contact either Mr. Jardine or Mr. Hicks.

President's
Report

Currently four manors are leased and two owners are delinquent on their coupon payments. Two manors are bank-owned but the banks are current on their coupon payments.

Mr. Jardine encouraged residents to check prices with several internet providers to secure good rates. He also showed an electrical pollution detector. Anyone interested could contact him for more details.

Mr. Jardine explained that the monthly Presidents' Forum is an unofficial gathering of all the Mutual Presidents to discuss issues common to all or most Mutuals.

Members were reminded to always flatten boxes and cartons prior to disposing of them in the recycle bins.

Entries 11 and 12 are the private property of Mutual Twenty-Eight members. Suspicious persons or suspicious circumstances should be reported to Securitas.

SOCIAL COMMITTEE REPORT – Ron Peck

Mr. Peck reported the balance in the Social Fund is currently \$65.88. The funds are now kept at a new bank because the previous bank charged service fees. There will be no service charges at the new bank.

Social Committee
Report

FINANCIAL REPORT – Bill Friesen

On behalf of Mr. Chakoff, Mr. Donner reported that at the end of January, 2011 the operating fund balance was \$73,757 and the reserve balance was \$348,638. Expenses were \$2,200 better than budget year to date. Mr. Chakoff is researching investment options for better interest rates than the Mutual is currently receiving.

Financial Report

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen reported that reroofing of the carports was deferred from last year to this year. MOD will again evaluate the condition of the carport roofs so that the Board can determine if reroofing is due this year.

Building
Maintenance
Report

When the weather improves, a seal coating of the asphalt will begin. Following the seal coat, parking stripes, red curbs, and the Entry 11 safety zone will be done.

There was one reported rain leak reported this winter season.

The annual smoke alarm check will be accomplished in April.

LANDSCAPE REPORT – Rich Perona

On behalf of Mr. Perona, Mr. Donner reported that landscape maintenance at this time of year is routine, mostly large shrub pruning and fertilizing.

Landscape
Report

It was noted that several patios have been lifted by tree roots. Residents should also monitor patio plants to prevent building foundation damage. An overall tree and shrub trimming to nursery pruning standards will occur in the next few weeks.

EMERGENCY PREPAREDNESS COMMITTEE – Richard Sheridan

Mr. Sheridan commented that prevention of accidents is the best emergency preparedness procedure. He stated that Channel 28 provides helpful emergency information.

Emergency
Preparedness
Committee

Residents should be prepared with food and water for at least one week. They also need to have their medicines on hand. Pet owners should also have emergency supplies for their pets.

Emergency representatives are need for several of the zones within Mutual Twenty-Eight. Residents are also encouraged to take CERT (Community Emergency Response Team) and MYN (Map Your Neighborhood) training.

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

Ms. Markel reported that she and some other volunteers toured throughout Rossmoor to compare Mutual Twenty-Eight with other neighborhoods. They noted that removal of some of the junipers is necessary because they are overgrown. This will help keep a sense of uniformity throughout the Mutual.

Architectural
Control
Committee

UNFINISHED BUSINESS

None

NEW BUSINESS

Unfinished
Business

Mr. Jardine reminded residents to properly store personal items rather than keep them in the common area.

New Business

RESIDENTS' FORUM

A resident asked if it is permissible to keep a folding grocery cart in the carport. Ms. Markel suggested installing a hook by the front door for the cart rather than to park it in the carport.

Residents' Forum

A resident reported that the garbage bins near 2173 are often overflowing because they are located near the entry. Mr. Donner stated anyone who lives in the Mutual can use any garbage bin of their choosing. Consideration is the key.

A resident reported that the water was turned off recently for plumbing repairs without any notification to the residents in the building. Mr. Donner stated it is the policy throughout Rossmoor that any contractor who turns off a utility must first advise the residents in the building. It is so noted in the alteration permit rules. Mr. Friesen said that if contractors are working after hours, unless it is an emergency, residents can contact Securitas to “escort” the offending contractor off the premises.

A resident reported that a lid on one of the dumpster bins has become concave and collects water whenever it rains. Mr. Friesen explained that the lid can be replaced with a new one by the garbage company. Residents should contact MOD to request a repair.

A resident suggested that the Mutual Directory could be more complete to include email addresses. Mr. Jardine stated he is working toward that end and has nearly half of the memberships’ email addresses.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:40 a.m.

The Board adjourned to an organizational meeting to elect officers.

Adjournment

Dyann Paradise, Assistant Secretary
Walnut Creek Mutual No. Twenty-Eight