

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 21, 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, July 21, 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; and Dyann Paradise, Administrative Secretary.

Also present were residents Lyle Brown and Richard Nishkian.

APPROVAL OF MINUTES

Mr. Hicks moved to approve the regular minutes from the May 26, 2010 board meeting as written and reviewed. Mr. Peck seconded, and the motion carried without dissent.

Approval of Minutes

ARCHITECTURAL CONTROL COMMITTEE – Holly Markel

No report.

Architectural Control Committee

SOCIAL – Ron Peck

Mr. Peck reported there was an intake for the recent barbecue of \$840 with an expenditure of \$829.81, leaving a balance in the account of \$15.19.

Social Committee

PRESIDENT'S REPORT

Mr. Jardine sadly reported that former President/Secretary/Treasurer Glenn Corlew has passed away the previous week.

President's Report

There are currently two delinquencies, one of which is now paid in full and the other is pending resolution.

VICE PRESIDENT'S REPORT

Mr. Hicks reported that several residents have requested to meet regularly on a social basis. With that in mind, an informal social gathering has been set up for

Vice President's Report

July 30 at 5:00 pm in the central area in Entry 11. If this is successful, a monthly gathering will be scheduled.

SECRETARY/TREASURER'S REPORT

Nothing further.

Secretary/
Treasurer's
Report

LANDSCAPE REPORT

Mr. Perona reported that all landscape maintenance is routine. A large tulip tree in front of 2153 is scheduled to be removed. The rehabilitation crew is currently working on several projects throughout the Mutual. In the garbage area in Entry 11 the aged oleanders will be removed and a more appropriate plant will be installed. (A copy of Mr. Perona's report is attached.)

Landscape
Report

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen reported that the main electrical panel at 2013 #1 failed. It was quickly repaired at a cost to the Mutual of \$567.

Building
Maintenance
Report

Black Diamond Paving can seal coat and stripe for \$10,294 which does not include removal and replacement. It is suggested that the Mutual wait to do full asphalt rehabilitation later, such as Entry 12 within the next 2 years and Entry 11 within 2-5 years. Inasmuch as the Board had previously approved a contract from Black Diamond Paving in an amount not to exceed \$19,134, the contractor will be instructed to begin the project with the seal coating and striping components only at a cost of \$10,294.

Mr. Hicks reported that a wooden post at his manor is "weeping." Mr. Friesen will inspect the post to determine the cause of the excessive moisture.

FINANCE REPORT

Mr. Donner reported the Mutual is in good financial condition. Fund balances as of June 30, 2010 show \$72,464 in the operating account and \$263,757 in replacement reserves. Expenses are \$12,472 better than budget due to savings in water and building maintenance, and the 2009 MOD dividend of \$2,634.

Finance Report

UNFINISHED BUSINESS

Mr. Jardine will follow up on creating a residents' directory. It was noted that each resident must state in writing if they wish to be in the directory or if they wish to opt out. Mr. Nishkian suggested that email addresses also be included in the directory for those residents who wish that information included.

Unfinished
Business

Mr. Donner reported that the Verizon cell tower is still under construction. The area will be landscaped once the construction is completed.

