



Mr. Donner reported that as of November 30, 2009, the Mutual has a fund balance of \$82,905 in the operating account and approximately \$90,000 in the replacement reserve. The Mutual is better than budget in operations and is actually within \$239 of budget to date.

BUILDING MAINTENANCE AND PUBLIC WORKS REPORT – Bill Friesen

Roger Wilcox reported that as of the end of November, the Mutual is approximately \$2,000 over budget in the building maintenance line item year to date due to raingutter cleaning and termite control as well as a few rain leak repairs.

Building  
Maintenance and  
Public Works  
Report

Carport repairs occurred in the past year and fell within the budgeted amount. No major projects are anticipated for 2010 which will allow the reserves to be built back up over the next couple of years.

There was a discussion regarding the importance of proper front door locks and key security.

PG&E “smart” meters are being installed throughout the valley. Ron Ondrejka cautioned residents that malfunctions of their computers and large appliances may occur during the installation process of the smart meter. If so, such malfunctions should be reported to PG&E.

LANDSCAPE REPORT – Sandra Chauncey and Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona’s landscape report is attached.)

Landscape  
Report

Gophers, voles and moles continue to present a challenge. Eliminating turf areas helps to alleviate this problem. There are also some new pesticides on the market that may control the underground vermin population.

RESIDENTS’ FORUM

Ron Ondrejka reported that two residents will be celebrating their 100<sup>th</sup> birthdays in January. Ms. Kesselman will contact them to offer the Mutual’s best wishes.

Residents’ Forum

Marcia Harper asked how many manors are currently vacant. Mr. Wayne reported he knows of only two vacancies.

UNFINISHED BUSINESS

There was discussion again of the proposed revision to the Policies regarding

Unfinished  
Business

stairway chairlifts. It was noted that members were mailed a proposed copy of the revision for their review and comments. Following discussion,

Mr. Wise moved to approve the revision to the alteration policy regarding stairway chairlifts as previously presented to the membership for comment. Mr. Chauncey seconded, and the motion carried unanimously.

Approval of  
Stairway Chairlift  
Policy

A copy of the revision will be mailed to all members of the Mutual.

NEW BUSINESS

None

New Business

ANNOUNCEMENTS

The next regularly scheduled meeting of the Board is the Annual Membership Meeting on Monday, March 15, 2010 at 9:30 a.m., Multi-Purpose Room #3 (Gateway).

Announcements

ADJOURNMENT

Having no further business, Mr. Wayne adjourned the meeting at 10:45 a.m. and wished everyone a very happy holiday season.

Adjournment

---

Beth Gannon, Secretary  
Walnut Creek Mutual No. Twenty-Nine