

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE

THIRTY-SEVENTH ANNUAL MEETING OF MEMBERS MONDAY, MARCH 15, 2010 AT 9:30 A.M. MULTI-PURPOSE ROOM #3, GATEWAY COMPLEX

President Don Wayne convened the Thirty-Seventh Annual Meeting of members of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, March 15, 2010 at 9:30 a.m. in Multi-Purpose Room #3, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Don Wayne	President	<u>Attendance</u>
	Bill Chauncey	Vice President	
	Beth Gannon	Secretary	
	Rhoda Kesselman	Treasurer	
	Tim Wise	Director	

Representing Mutual Operations were Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

A quorum was established with representation of 27 households as needed to establish a quorum. The 35 residents in attendance were welcomed. Quorum Established

Secretary Beth Gannon certified that a notice of the annual meeting had been mailed to members of record as of February 15, 2010, and notice was published in the *Rossmoor News* on February 3 and February 10, 2010, in accordance with Article 4, Section 4.3 of the Bylaws of the Corporation. Certification of Notice

At President Wayne's recommendation,

Ms. Kesselmann moved to approve the minutes of the Thirty-Sixth Annual Meeting of Members held March 16, 2009 as written and reviewed. Mr. Chauncey seconded, and the motion carried without dissent. Approval of Minutes

FINANCIAL REPORT – Rhoda Kesselman, Treasurer

Ms. Kesselman reported that the Social Fund still has a balance of \$1,058.37, which was the balance following the December holiday party. Three members have asked to serve on a planning committee for the 2010 holiday party. Ms. Kesselman will coordinate with them. Financial Report

Mr. Chakoff reported that as of January 31, 2010 the Mutual had \$4,000 surplus to budget. Utilities are under budget and all other expenses are close to budget. Mr. Donner reported there was a Mutual shared deductible occurrence which

resulted in an expense to the Mutual of \$1,500. Mr. Wayne explained the shared deductible process of the master insurance policy.

PRESIDENT'S REPORT

President Wayne recognized and welcomed new residents who have recently moved in.

President's
Report

Mr. Wayne thanked his fellow Board members, and reported that volunteers and staff members have been instrumental in keeping the Mutual on track. The audience concurred with a round of applause.

BUILDING MAINTENANCE AND PUBLIC WORKS REPORT – Roger Wilcox, Chair and Bill Friesen, Building Maintenance Manager

Mr. Wilcox reported that the operating budget for 2009 was \$300,000 and actual expenses were \$307,000. The 2009 reserve budget for building maintenance and public works was \$30,000 but actual expenditures were \$80,000 due to extensive dryrot repairs in the carports prior to the carpentry and painting project. However, the Mutual ended the year with a \$99,000 reserve fund balance.

Building
Maintenance and
Public Works
Report

In 2010, the total operating budget is \$291,000 and the total reserve budget is \$124,000.

Mr. Friesen reported that two full raingutter cleanings were done in 2009. There were four minor rain leaks during the 2009-2010 rainy season.

For 2010, a major concrete replacement is anticipated near 2648 where tree roots created a void under the slabs. Also, front deck coatings are scheduled in several locations.

The annual smoke detector and HVAC service is in progress.

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance, as well as landscape rehabilitation. (A copy of Mr. Perona's March 15, 2020 landscape report is attached.) Mr. Perona noted that the landscaping around the concrete repairs will be rehabilitated once the concrete sets up properly.

Landscape
Report

There will be some defensible space fire abatement work this May or June at a shared cost between the Mutual and the Golden Rain Foundation. This will be in areas required by the fire department. Funds have been set aside in the 2010 Mutual budget for this project.

EMERGENCY PREPAREDNESS COMMITTEE – Beth Gannon

Mr. Ondrejka reported that the CB emergency radio system, the RREPO

Emergency
Preparedness
Committee
Report

(Rossmoor Residents Emergency Preparedness Organization), and CERT (Community Emergency Response Team) are the three emergency response groups within Rossmoor. Several workshops were held in 2009 and additional ones will be held this year.

Another entry coordinator is needed for Mutual Twenty-Nine.

SOCIAL

Ms. Kesselman reported there have been several suggestions for a different format for the annual holiday dinner. All suggestions will be considered.

Social Committee

UNFINISHED BUSINESS

Mr. Wayne introduced the proposed estate/garage sale policy. It was noted that the membership was sent a copy of the draft policy for review and comment. Following discussion,

Unfinished
Business

Mr. Chauncey moved to approve the Estate or Garage Sales policy as written and add it to the policy manual on page 46A. Ms. Gannon seconded, and the motion carried without dissent.

Approval of
Estate or Garage
Sales Policy

A copy of the Estate or Garage Sales policy will be mailed to the membership for inclusion in the Mutual Twenty-Nine Policy Manual.

NEW BUSINESS

Secretary Gannon read the Inspector's Declaration of Election Report that certified the results of the election. Jim Bombardier and Lynn Guy were elected to the Board of Directors, each to serve a three-year term.

New Business

Standing committees were appointed as follows: Sandra Chauncey (Landscape, chair) Roger Wilcox (Buildings & Facilities, chair); Ron Ondrejka/Beth Gannon (Emergency Preparedness, co-chairs)

RESIDENTS' FORUM

Rhoda Kesselman reported an extensive amount of snails and slugs on her patio due to the excessive rainy season this past year. It was noted that insect control on the patio is a resident's responsibility.

Residents' Forum

Evelyn Rorem reported that at the annual inspection her water heater was not checked. Mr. Friesen will follow up with the technician on this issue.

Barbara Vargas asked if a donation fund could be started to assist residents who are having severe financial problems causing an inability to pay their coupon. She was directed to the Counseling Department, as several assistance programs are available through that department.

ANNOUNCEMENTS

Vice President Bill Chauncey presented certificates of appreciation to Beth Gannon and Don Wayne for their exemplary service to the Mutual Twenty-Nine community over the past few years. The audience showed their appreciation with a round of applause.

Announcements

The next regular meeting of the Board is scheduled for Monday, June 21, 2010 at 9:30 a.m., Multi-Purpose Room #3 (Gateway).

ADJOURNMENT

Having no further business, the Thirty-Seventh Annual Meeting of Members adjourned at 10:20 a.m. to an Organizational Meeting to elect Officers.

Adjournment

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

attachments