

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE

THIRTY-EIGHTH ANNUAL MEETING OF MEMBERS
MONDAY, MARCH 21, 2011 AT 9:30 A.M.
MULTI-PURPOSE ROOM #3, GATEWAY COMPLEX

President Bill Chauncey convened the Thirty-Eighth Annual Meeting of members of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, March 21, 2011 at 9:30 a.m. in Multi-Purpose Room #3, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Bill Chauncey	President	<u>Attendance</u>
	Rhoda Kesselman	Vice President	
	Lynn Guy	Secretary	
	Jim Bombardier	Treasurer	
	Tim Wise	Director	
	Roger Wilcox	Building Maintenance Chairman	
	Sandra Chauncey	Landscape Maintenance Chairwoman	

Representing Mutual Operations were Paul Donner, Mutual Operations Director; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

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

Quorum
Established

President Bill Chauncey welcomed two new members, Toba and Steven Simon.

Secretary Lynn Guy certified that a notice of the annual meeting had been mailed to members of record as of February 18, 2011, and notice was published in the *Rossmoor News* on February 16, 2011, in accordance with Article 4, Section 4.3 of the Bylaws of the Corporation.

Certification of
Notice

At President Chauncey's recommendation,

Approval of
Minutes

Lynn Guy moved to approve the minutes of the Thirty-Seventh Annual Meeting of Members held March 15, 2010 as written and reviewed. Tim Wise seconded, and the motion carried without dissent.

FINANCIAL REPORT – Jim Bombardier, Treasurer

Financial Report

Jim Bombardier reported that the Social Fund, thanks to a contribution solicitation put out by Bill Chauncey, has a balance of \$1,000.03. He thanked all the

members who made donations.

Paul Donner reported that the Mutual has \$94,232 in the operating fund and \$210,860 in the reserve fund. Donner said that year-to-date, Mutual 29 is slightly over budget due to gutter cleaning and other maintenance items, but he reported that the Mutual is on track for 2011.

EMERGENCY PREPAREDNESS – Ellen Dietschy, Emergency Preparedness
Organization President

Emergency
Preparedness
Organization
Report

Ellen Dietschy presented a new program called "Get To Know Your Neighbor" where neighbors get together and view and participate in an interactive DVD to help neighbors prepare as a group for disasters. She is encouraging all residents to participate in this new program.

BUILDING MAINTENANCE REPORT – Roger Wilcox, Chairman and Bill Friesen,
Building Maintenance Manager

Building
Maintenance
Report

Roger Wilcox reported that 40% of the building maintenance budget has already been spent, but this is because most of the building maintenance budget goes towards gutter cleaning, gutter repair, and rain leaks.

Bill Friesen reported that so far for 2011 only one rain leak has been reported.

Friesen reported that the 2011 reserve budget has \$95,000 for replacement of half of the carport roofs. However, there have been no leaks in these roofs. MOD will evaluate these roofs, for need, when the weather improves.

Funds are currently available for asphalt replacement. The next seal coat is due in 2013 and Friesen recommended that asphalt repairs be done at that time.

Per the Board's request, MOD has mapped out several concrete issues. 435 sq. ft. at Norton Park are in poor condition. A total of 96 sq. ft. in three other locations should also be replaced. Another five locations need grinding. Bill Friesen will perform an inspection with Roger Wilcox of these areas before obtaining a formal estimate.

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Landscape
Report

Rich Perona reported that all turf areas were fertilized in late February with Turf Supreme, a balanced fertilizer. Irrigation controllers are off for the winter, but irrigation technicians are checking the system for proper functioning in anticipation of their use later this spring.

Crews are working on leaf clean up, pruning shrubs and spot spraying weeds. Small trees and Oleanders were pruned.

Waraner Brothers Tree Service handles all work orders. Scheduled tree pruning was completed the week of March 14.

Spring renovation projects were completed in late February. Rich Perona and Landscape Chairwoman Sandra Chauncey did a walk-through to establish other re-hab projects. It was decided to do turf replacement for Buildings 2608, 2624, and 2648 when the rain stops.

EMERGENCY PREPAREDNESS COMMITTEE – Beth Gannon and
Sheila Whipple

Emergency
Preparedness
Committee
Report

Beth Gannon reported that she and Sheila Whipple will coordinate building monitors and work closely with the Emergency Preparedness Organization of Rossmoor. Gannon explained that the immediate goals of Mutual 29's Emergency Preparedness Committee are to one, to help each individual be as prepared as s/he wishes to be for an emergency and two, in the occurrence of an emergency Mutual 29 functions coherently as a group. Ron Ondrejka reported that the CB and walkie-talkie systems are in good working order and that the emergency supply cache is replenished and up-to-date. Volunteers are needed to get involved with this effort and were asked to get in touch with Beth Gannon at the end of the meeting. Evac Pacs and Pet Stickers are available from Barbara Vargas.

SOCIAL

Social Committee

No report was given.

NEW BUSINESS

New Business

Bill Chauncey thanked the Nominating Committee for their work in getting candidates for the Board. Tim Wise thanked and toasted Bill Chauncey for his dedication, efficient governance, and years of service. The assembled crowd applauded uproariously in gratitude.

Election Results: By acclamation, Rhoda Kesselman and Beth Gannon were each elected to a three-year term to the Board of Directors.

RESIDENTS' FORUM

Residents' Forum

A resident asked about the policy for window replacement. Bill Friesen responded that all inquiries about alterations should be directed to the Alterations Department at MOD as they are the department most versed in Mutual policies for alterations.

A resident asked if charcoal barbeques are allowed in Mutual 29. Bill Friesen highlighted the Open Flame ordinance for the City of Walnut Creek. Mutual 29 does not prohibit charcoal barbeques in the published Mutual 29 Policies and Procedures.

A resident asked if it is permissible to install plantings in the common area. Residents are not permitted to garden in the common area, but plants are accepted for donation by members which are then installed and maintained by MOD.

A resident asked how to discourage deer from eating plants. A home remedy for repelling deer is to whisk a raw egg in a quart of water and then spray it on plants. It seems to be effective based on the use by a Mutual member. Deer repellent is also available for purchase at hardware stores and nurseries.

ANNOUNCEMENTS

Announcements

The next regular meeting of the Board is scheduled for Monday, June 21, 2011 at 9:30 a.m., Multi-Purpose Room #3 (Gateway).

ADJOURNMENT

Adjournment

Having no further business, the Thirty-Eighth Annual Meeting of Members adjourned at 10:16 a.m. to an Organizational Meeting to elect Officers.



Lynn Guy, Secretary
Walnut Creek Mutual No. Twenty-Nine

attachments