

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE

BOARD OF DIRECTORS' MEETING MONDAY, JUNE 21, 2010 AT 9:30 A.M. MULTI-PURPOSE ROOM #3, GATEWAY COMPLEX

President Bill Chauncey called to order a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, June 21, 2010 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
Rhoda Kesselman Vice President
Jim Bombardier Treasurer
Lynn Guy Secretary
Tim Wise Director

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.

There were 28 residents in attendance.

President Chauncey introduced new members Loreta Landucci, and David and Barbara Crane. They were welcomed to the Mutual.

APPROVAL OF MINUTES

President Chauncey asked for any corrections to the minutes of the regular quarterly meeting of December 21, 2009. Hearing none, Mr. Chauncey declared them approved as written and reviewed.

Approval of
Minutes

President Chauncey asked for any corrections to the minutes of the annual and organizational meetings of March 15, 2010. Hearing none, Mr. Chauncey declared them approved as written and reviewed.

PRESIDENT'S REPORT

Mr. Chauncey encouraged all residents to attend the informal socials held in the afternoon on the first Wednesday of each month in Norton Park.

President's
Report

FINANCIAL REPORT – Jim Bombardier, Treasurer

Mr. Bombardier reported that the current fund balance in the social fund is \$1,019.24. Overall the Mutual is in good financial condition.

Financial Report

BUILDING MAINTENANCE AND PUBLIC WORKS REPORT – Roger Wilcox, Chair

and Bill Friesen, Building Maintenance Manager

Mr. Wilcox reported that of the \$25,000 available in the 2010 budget for building maintenance and public works, as of May \$9,000 has been spent on carpentry, roofing, and painting. The reserves plan for 2010 calls for \$35,000 for major replacements. To date \$10,000 has been spent, mostly for concrete replacement near 2648 Ptarmigan where a liquid amber tree was removed.

Building
Maintenance and
Public Works
Report

The outdoor lighting is currently in good condition with only three fixtures and bulbs needing replacement.

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

Mr. Perona requested that the committee start thinking about replacement of the turf and irrigation behind the buildings. This would be a 5-6 year process. Overall the landscape is in good condition.

Behind 3136 the junipers are dying. The landscape committee will investigate.

At 3136 #1 the pine tree limbs are scraping against the building. Mr. Perona will follow up.

Residents are reminded to contact Sandra Chauncey for landscape repair requests or problems.

EMERGENCY PREPAREDNESS AND PREVENTION COMMITTEE – Ron Ondrejka

Mr. Ondrejka explained the emergency preparedness program in Rossmoor: CB radio program; CERT; EPO (monthly meetings with guest speakers and hands-on activities). The emergency supplies located in the 4 areas around Rossmoor are for use by emergency personnel, not the residents. Residents should have 3-7 days' worth of their own emergency supplies on hand at all times.

Emergency
Preparedness
and Prevention
Committee
Report

SOCIAL COMMITTEE

Ms. Kesselman reported the annual social is tentatively scheduled for Friday, August 20 at 5 pm. This will be a progressive dinner buffet at three adjacent ground level patios within the Mutual.

Social Committee
Report

The next Social Committee meeting will be held at 4 pm on Wednesday, July 7 in Norton Park just prior to the monthly informal social gathering.

RESIDENTS' FORUM

David Crane asked for an explanation of the Mutual Operations Division. Mr. Friesen explained the process for requesting repairs through the work order system by calling the Work Order Desk at MOD.

Residents' Forum

UNFINISHED BUSINESS

None

NEW BUSINESS

None

Unfinished
Business

ANNOUNCEMENTS

The next regular meeting of the Board is scheduled for Monday, September 20, 2010 at 9:30 a.m., Multi-Purpose Room #3 (Gateway).

New Business

Announcements

ADJOURNMENT

Having no further business, Mr. Chauncey adjourned the meeting at 10:20 a.m.

Adjournment

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