

## MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE

QUARTERLY BOARD OF DIRECTORS' MEETING

MONDAY, JUNE 6, 2011 AT 9:30 A.M.

VISTA ROOM, HILLSIDE CLUBHOUSE

President Beth Gannon convened the Quarterly Board of Directors Meeting of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, June 6, 2011 at 9:30 a.m. in the Vista Room, Hillside Clubhouse, 3400 Golden Rain Road, Walnut Creek, California.

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

Representing Mutual Operations were Paul Donner, Mutual Operations Director, and Sharon Fees, Board Services Coordinator.

The 22 residents in attendance were welcomed.

### APPROVAL OF MINUTES

Approval of  
Minutes

Annual Members' Meeting Minutes – March 21, 2011

Tim Wise moved and Jim Bombardier seconded to accept the Minutes to the Annual Members' Meeting held on March 21, 2011. The motion passed unanimously.

Annual Organizational Meeting – March 21, 2011

Tim Wise moved and Rhoda Kesselman seconded to accept the Minutes to the Annual Organizational Meeting held on March 21, 2011. The motion passed unanimously.

PRESIDENT'S REPORT – Beth Gannon, President

President's  
Report

President Beth Gannon expressed that she and the Board are striving to work in a thoughtful and constructive manner in the effort to best serve Mutual 29. Other goals that Gannon said the Mutual aims to meet are to keep the Mutual safe and

to maintain strict financial overview and protection.

Gannon asked residents who had never attended a quarterly Mutual Meeting to introduce themselves, which they did.

Gannon announced that Chuck Agee passed away and that Barbara Vandever has moved to an assisted living community.

President Gannon announced that the Board will look into and enforce the carport storage rule as reports of cluttered carports have been brought to her attention.

Gannon asked residents to notify her if they witness others misusing the dumpsters.

The first Wednesday of each month are the outdoor socials held at Norton Park.

FINANCIAL REPORT – Jim Bombardier, Treasurer

Financial Report

Jim Bombardier reported that the Social Fund has a balance of \$1,032.04.

Paul Donner reported that the Mutual had \$92,657 in the operating fund and \$222,412 in the reserve fund as of April 30. Donner said that, year-to-date, Mutual 29 is slightly over budget due to seasonal maintenance and landscape items, but he reported that the Mutual continues to be on track for 2011 and is effectively augmenting its reserve fund.

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

Building  
Maintenance  
Report

Roger Wilcox reported that carpentry, roofing, and painting is currently slightly over budget. However, Wilcox predicts that maintenance costs will remain within budget by year's end.

Budget for 2011 is \$127,500 for maintenance repairs.

Bill Friesen recommends delaying carport roof replacement since they are still in good shape. However, it is the consensus of Friesen and Wilcox to address the deteriorating asphalt paving.

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Landscape  
Report

Landscape Committee Chairperson Sandra Chauncey reported that she, Rich Perona, and Alyce Cyr will be doing another walkthrough in the very near future. Rich reported to her that despite its seemingly slow growth, rosemary that was planted along the canyon is progressing appropriately. Trees are currently being trimmed.

New sod was installed along the southeast end of Ptarmigan.

It was reported by a resident that the deer are eating and tromping on the landscaping. Chauncey will investigate with Rich Perona if some of these plantings can be remedied or replaced.

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. The turf replacement project for Buildings 2608, 2624, and 2648 was completed in May.

EMERGENCY PREPAREDNESS COMMITTEE – Beth Gannon and  
Sheila Whipple

Emergency  
Preparedness  
Committee  
Report

Beth Gannon reported that there will be a full Mutual Emergency Drill to be conducted on Saturday, June 11, and will begin promptly at 10:00 a.m. She asked that all residents who are reasonably ambulatory participate in this exercise. Gannon stated that only rehearsals can help prepare for such emergency events. Refreshments will be served.

In the future, the Emergency Preparedness Committee will explore how to prepare for pets during such a drill.

SOCIAL – Lynn Guy, Chairperson

Social Committee

The Mutual 29 Annual Dinner will be held on Wednesday, August 10, 2011, at Dollar Clubhouse. Alyce Cyr, Joni Bombardier, Nancy White, Rhoda Kesselman, and Peggy Hunter volunteered to help Lynn Guy with this event.

NEW BUSINESS

New Business

Mutual Management Agreement with Golden Rain Foundation: Tim Wise moved to accept the newly revised Mutual Management Agreement between Mutual 29 and Golden Rain Foundation. Rhoda Kesselman seconded the motion and it passed unanimously.

Cement Contract: Various areas of cement sidewalk and cemented areas in Norton Park need cement replacement and repair. Jim Bombardier moved and Rhoda Kesselman seconded to allocate up to \$8,250 to do these replacements and repairs. The motion passed unanimously.

RESIDENTS' FORUM

Residents' Forum

A resident made mention that her patio roof leaks. Roger Wilcox will follow-up with Bill Friesen on the status of how this will get repaired.

Barbara Vargas asked if Securitas allows residents to donate their "drop-off" privileges to another Rossmoor resident. Beth Gannon asked Vargas to contact the Counseling Department to see if there is a similar program as the "drop-off" service that is run with Rossmoor residents.

ANNOUNCEMENTS

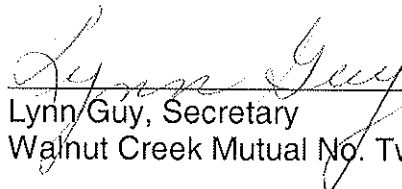
Announcements

The next regular meeting of the Board is scheduled for Monday, September 19, 2011 at 9:30 a.m., Multi-Purpose Room #3 (Gateway Complex).

ADJOURNMENT

Adjournment

Having no further business, the Quarterly Meeting of the Board of Directors of Mutual 29 adjourned at 10:17 a.m. to an Executive Session of the Board.

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