

# MINUTES

## WALNUT CREEK MUTUAL NO. TWENTY-NINE

### BOARD OF DIRECTORS' MEETING MONDAY, SEPTEMBER 20, 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, September 20, 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	<u>Attendance</u>
	Rhoda Kesselman	Vice President	
	Jim Bombardier	Treasurer	
	Lynn Guy	Secretary	
	Tim Wise	Director	

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

The 28 residents in attendance were welcomed.

#### APPROVAL OF MINUTES

President Chauncey asked for any corrections to the minutes of the regular quarterly meeting of June 21, 2010. Hearing none, Mr. Chauncey declared them approved as written and reviewed.

#### PRESIDENT'S REPORT

Mr. Chauncey reported that the Board is working on the 2011 budget. Every effort is being made to avoid any increase in the coupon, if possible. He also thanked Florabelle Hildebrand for donating a new entry flag.

Because of recent problems with air conditioner installations, residents are reminded to refer to the policy regarding proper location of replacement air conditioner units should they decide to replace their air conditioner.

#### FINANCIAL REPORT – Jim Bombardier, Treasurer

Mr. Bombardier reported that the current fund balance in the social fund is \$500.03.

Mr. Donner reported that as of August 31, 2010, fund balances show \$85,606 in the operating account and \$162,475 in reserves. The Mutual is \$9,846 better than budget and overall is in good financial condition.

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

On behalf of Mr. Wilcox who was absent, Mr. Chauncey reported that the annual budget in 2010 for buildings and public works is \$25,700. Expenditures to date total \$12,300. Through August this has been an unusually quiet year for building repairs.

Building  
Maintenance and  
Public Works  
Report

The 2010 budget in reserves for buildings and public works is \$24,875, of which \$10,533 has been spent to date. No other reserve expenses are anticipated for the balance of the year.

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

EMERGENCY PREPAREDNESS & PREVENTION COMMITTEE – Ron Ondrejka

Mr. Ondrejka asked about the location of gas lines in Rossmoor. Mr. Friesen explained that there are very few gas lines in Rossmoor. PG&E is expected to release a report of the exact locations in Rossmoor, but Mr. Friesen knows of lines running along Rossmoor Parkway and Tice Creek Drive with a few small lines off those.

Emergency  
Preparedness  
and Prevention  
Committee  
Report

Mr. Ondrejka reported there was a speaker at the recent Emergency Preparedness Committee meeting who reported on countywide emergency programs. It was stressed that residents in Rossmoor should prepare themselves with 5 to 7 days worth of supplies, especially enough water for each household member.

In September there was a countywide emergency drill at the fire department academy. Several agencies were represented including 16 CERT-trained volunteers from Rossmoor.

There will be an emergency drill in March, 2011 at the staging area at Dollar Clubhouse.

SOCIAL COMMITTEE

Ms. Kesselman reported the summer social was very successful overall. She thanked everyone on the committee for their participation and assistance. There was a round of applause for those who donated their time and assistance to make this a successful event. It was noted that the greatest cost was for the food, not the service. Because the cost of the event was not fully covered by the ticket price, the ticket cost next year may need to be increased.

Social Committee  
Report

Other social ideas being considered include a hot dog party and an ice cream social. It was suggested that these could be fund-raisers to offset the cost of the annual parties. Contributions from members to the social fund are gratefully accepted and are entirely voluntary.

RESIDENTS' FORUM

Ron Ondrejka asked if owners of electric cars would be charged back for their use of common area electricity. Mr. Friesen explained that the outlets in the carports are not large enough to handle the electricity requirement for electric cars. Hopefully in the near future PG&E will create a special outlet with a dedicated meter so that the electric car user could be charged for electrical use. The matter is under investigation.

Residents' Forum

UNFINISHED BUSINESS

None

Unfinished  
Business

NEW BUSINESS

The Board reviewed the calendar for 2011. It will be distributed to the membership in the near future.

New Business

ANNOUNCEMENTS

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

Announcements

ADJOURNMENT

Having no further business, Mr. Chauncey adjourned the meeting at 10:15 a.m.

Adjournment

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