

## MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE

QUARTERLY BOARD OF DIRECTORS' MEETING  
MONDAY, SEPTEMBER 19, 2011 AT 9:30 A.M.  
MULTI-PURPOSE ROOM #3, GATEWAY COMPLEX  
ROSSMOOR, WALNUT CREEK

President Beth Gannon convened the Quarterly Board of Directors Meeting of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, September 19, 2011 at 9:30 a.m. in Multi-purpose Room #3, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Beth Gannon	President
	Rhoda Kesselman	Vice President
	Jim Bombardier	Treasurer
	Lynn Guy	Secretary
	Tim Wise	Director
	Roger Wilcox	Building Maintenance Chairman
	Sandra Chauncey	Landscape Maintenance Chairwoman

Attendance

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

The 29 mutual residents in attendance were welcomed.

### APPROVAL OF MINUTES

Approval of  
Minutes

June 2011 Quarterly Meeting Minutes – June 6, 2011

Tim Wise moved and Lynn Guy seconded to accept the Minutes to the Quarterly Meeting held on June 6, 2011. The motion passed unanimously.

June 2011 Quarterly Executive Session Minutes – June 6, 2011

Tim Wise moved and Jim Bombardier seconded to accept the Minutes to the Executive Session held on June 6, 2011. The motion passed unanimously.

### PRESIDENT'S REPORT – Beth Gannon, President

President's  
Report

President Beth Gannon announced to the assembled group that emergency preparedness handouts are available at the day's meeting.

Also available at today's meeting are copies of the latest newsletter.

Gannon suggested that when people use their stovetops that they turn on their hood light to remind them that the stovetop is on.

Gannon announced that neighbors Lillian Alterman and Ludwig Mosheim recently passed away. There have been no new neighbors moving in since the last quarterly meeting.

FINANCIAL REPORT – Jim Bombardier, Treasurer

Financial Report

Jim Bombardier reported that the Social Fund has a balance of \$767.69.

Paul Donner reported that the Mutual had \$94,175 in the operating fund and \$247,587 in the reserve fund as of August 31. Donner said that, year-to-date; Mutual 29 is slightly under budget year to date. He reported that the Mutual continues to be on track for 2011 and is effectively augmenting its reserve fund.

Donner reported that the GRF Board is still working on its budget for 2012 but that it should be finalized within a week's time.

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

Building  
Maintenance  
Report

Roger Wilcox reported that the building maintenance portion of the operating budget is slightly over of 2011, but that it is anticipated to be within budget by year's end.

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

Wilcox said that repaving will take place in 2012.

All of the manors were extensively inspected and some dry rot repairs are currently being performed.

Beth Gannon thanked Wilcox for all that he does to keep the buildings in good maintenance in the Mutual.

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Landscape  
Report

Landscape Committee Chairperson Sandra Chauncey reported that she, Rich Perona, and Alyce Cyr did a walkthrough of the Mutual. Chauncey said that recently a large branch fell and blocked the entrance to one member's home. MOD was efficient in removing the fallen branch.

River rock and Lodi rock will be installed in various uneven places throughout the Mutual.

Irrigation work is being performed behind 3112. The sprinkler system is being checked and repaired to function at peak performance.

Some aged rhododendrons and azaleas are being replaced with new ones.

Crews are working on leaf clean up.

Chauncey encouraged residents to call her with any landscape concerns that they may have.

On behalf of Mack McDonald, Barbara Vargas requested some ground cover to be installed behind his unit. Sandra will speak to Rich Perona concerning this.

EMERGENCY PREPAREDNESS COMMITTEE – Beth Gannon and  
Rhoda Kesselman

Emergency  
Preparedness  
Committee  
Report

Gannon encouraged everyone to think “safety” with whatever they do in their home: cooking, lighting fires, etc. She also encouraged everyone to keep their evac pacs and emergency preparedness kits up-to-date.

Kesselman presented emergency preparedness flyers to the assembled group that are good tools for gathering supplies and implementing best practices in case of an emergency.

Gannon pointed out that a list of pet-friendly hotels is listed on the Rossmoor website in case one needs to stay in a hotel as a result of an emergency. Window stickers are also available to Mutual members. Members would place these in their window to inform emergency crews that a pet is on property.

SOCIAL – Lynn Guy, Chairperson

Social Committee

The Mutual 29 Annual Dinner was held on August 10 at Dollar Clubhouse. Seventy-seven people attended. Alyce Cyr, Joni Bombardier, Nancy White, Rhoda Kesselman, Peggy Hunter, Sandy Olsen, Joan Butterfield, and Beth Gannon volunteered to help Lynn Guy with this event and she thanked them for their efforts.

UNFINISHED BUSINESS

Unfinished  
Business

There was no unfinished business to discuss.

NEW BUSINESS

New Business

Emergency Drill Recap: The Drill went well, but it was evident that sign-in at the drill needs to go more efficiently. Gannon thanked everyone for their participation.

RESIDENTS' FORUM

Residents' Forum

No further comments from the floor were made.

ANNOUNCEMENTS

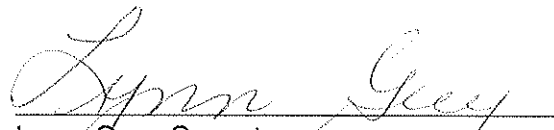
Announcements

The next regular meeting of the Board is scheduled for Monday, December 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 10:42 a.m. to an Executive Session of the Board.

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