

MINUTES

WALNUT CREEK MUTUAL EIGHT REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, JANUARY 19, 2010 at 1:30 P.M. BOARD ROOM – GATEWAY COMPLEX

A regular meeting of the Board of Directors of WALNUT CREEK MUTUAL EIGHT was convened by President Mary Jean Parton at 1:30 p.m. on Tuesday, January 19, 2010 in the Board Room in Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL

Present:	Mary Jean Parton	President	<u>Attendance</u>
	Mari Ventura	Vice President	
	Craig Miller	Treasurer	
	Robert Viator	Secretary	
	Robert Eisner	Director	

Staff was represented by Paul Donner, Director of Mutual Operations; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

President Parton welcomed the five residents who also attended the meeting.

APPROVAL OF MINUTES

Ms. Ventura moved to approve the minutes from the regular meeting held July 21, 2009. Mr. Miller seconded and the motion carried without dissent.

Approval of
Minutes

Mr. Eisner moved to approve the minutes from the special budget meeting held October 9, 2009. Mr. Viator seconded and the motion carried without dissent.

PRESIDENT'S REPORT – Mary Jean Parton

Ms. Parton reported there have been some unauthorized occupants in various manors. Board members are asked to be watchful of vacant manors or manors where the registered occupants are not there. This is especially helpful in case of an emergency event where residents need to be accounted for.

President's
Report

Ms. Parton also reminded residents about Curbside, Inc., an e-waste company that picks up electronic waste products. She will post information regarding this service in the laundry rooms and garbage enclosures. She also presented information regarding elder abuse and encouraged residents to contact the Rossmoor Counseling Office if such abuse is happening.

VICE PRESIDENT'S REPORT – Mari Ventura

Ms. Ventura reported the directory is being updated and will be published soon. She also announced that there is a new manager of Tree Sculpture. There will be a landscape walk-through next week.

Vice President's
Report

SECRETARY'S REPORT – Bob Viator

No report.

Secretary's
Report

TREASURER'S/FINANCIAL REPORT – Craig Miller, Treasurer and Paul Donner

Mr. Donner reported that through November 30, 2009 fund balances are healthy with \$46,744 in the operating account and \$270,336 in replacement reserves.

Treasurer's
Report

The Mutual is currently \$3,000 over budget due mostly to building maintenance expenses related to rain leaks.

EMERGENCY PREPAREDNESS COMMITTEE REPORT – Jane Viator

Ms. Viator was absent but Mr. Friesen reported that he will follow up on the issue of setting up a cabinet for emergency supplies.

Emergency
Preparedness
Committee
Report

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance, as well as landscape rehabilitation. (A copy of Mr. Perona's landscape report dated January 19, 2009, is attached.)

Landscape
Report

BUILDING MAINTENANCE REPORT –Bill Friesen

The solar-illuminated light at Entry 4 needs a position adjustment, as it does not shine on the entry sign. Mr. Friesen will follow up.

Building
Maintenance
Report

No rain leaks have been reported yet this month. As soon as weather permits, Mr. Friesen will secure bids for asphalt repairs and seal coating. He will solicit bids for building painting at 1100 and 1114, and evaluate the paint on the rear of the buildings at 1208 and 1232.

Mr. Friesen cautioned residents about outside vendors not authorized to perform inspections and repair work in Rossmoor. The yearly inspections that are included in the Mutual Eight budget cover most of this type of work.

RESIDENTS' FORUM

Esta Wolfram announced birthdays this week for two ladies in their 90's.

Residents' Forum

Lou Swithenbank had some questions regarding the Mutual budget. Mr. Donner explained the budgeting process.

Lee Murphy asked when the HUD loan will be paid off. The Board explained it will be paid off in June of this year and will drop off the coupon in July.

Steve Adza introduced himself as the Emergency Preparedness Chairman for Fourth Mutual, a Mutual neighbor of Mutual Eight.

UNFINISHED BUSINESS

None

Unfinished
Business

NEW BUSINESS

None

New Business

ADJOURNMENT

Having no further business, the meeting adjourned at 2:25 p.m.

Adjournment

The next scheduled meeting is the Annual Meeting on Tuesday, May 4, 2010 at 9:30 a.m. in the Vista Room at Hillside Clubhouse.

Robert Viator, Secretary
Walnut Creek Mutual Eight