

MINUTES

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

President Mary Jean Parton convened a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL EIGHT at 1:30 p.m. on Tuesday, October 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	
	Robert Viator	Secretary	
	Craig Miller	Treasurer	
	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 four residents who also attended the meeting.

APPROVAL OF MINUTES

Mr. Miller moved to approve the minutes from the regular meeting held July 20, 2010. Mr. Eisner seconded and the motion carried without dissent.

Approval of
Minutes

PRESIDENT'S REPORT – Mary Jean Parton

Ms. Parton thanked everyone present for the good wishes during her recovery.

President's
Report

VICE PRESIDENT'S REPORT – Mari Ventura

Ms. Ventura also thanked everyone present for the good wishes during her recovery.

Vice President's
Report

SECRETARY'S REPORT – Bob Viator

No report.

Secretary's
Report

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

As of September 30, 2010, the Mutual had \$86,620 in operations and \$480,528 in reserves. The Mutual is in good financial condition and is ahead of budget \$20,399.

Treasurer's
Report

EMERGENCY PREPAREDNESS COMMITTEE REPORT – Jane Viator

It was noted that the emergency records list is current as of August, 2010.

Emergency
Preparedness
Committee
Report

LANDSCAPE REPORT – Rich Perona

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

Landscape
Report

Mr. Viator noted that there is an excessive amount of thatch in the turf throughout Entry 2. Mr. Perona stated he plans to inspect all areas throughout the Mutual within the week to determine if dethatching or something else is needed to the turf.

BUILDING MAINTENANCE REPORT – Bill Friesen

This year's rehabilitation and painting of 1100 and 1114 Skycrest is complete. There was one change order in the amount of \$300 for a second coat on the third color and smoothing out the posts that were replaced.

Building
Maintenance
Report

Asphalt repairs are complete. Only Entry 2 needed to be closed due to more extensive repairs than the other entries. The seal coat will probably be scheduled in 2011 when the weather is appropriate and the asphalt has cured.

Extra (more comfortable) chairs have been installed in the laundry rooms. A new washing machine has been installed at laundry room 8L2.

Mr. Friesen is checking the policy regarding guest parking spaces. He reported that the solar entry lights on the signs have been checked and it has been determined that they have been placed properly.

Preventive maintenance spot cleaning of the rain gutters located under overhanging trees will be done in early November, with the major cleaning in December.

RESIDENTS' FORUM

No comments.

Residents' Forum

UNFINISHED BUSINESS

The Board reviewed the proposed budget for 2011. Following review,

Unfinished
Business

Mr. Miller moved to approve the 2011 Mutual portion of the budget in the amount of \$311,596 in operations and \$111,846 in reserves which, along with the GRF portion of the coupon in the amount of \$273,663, which translates to a coupon amount of \$564.00 per manor per month effective January 1, 2011.

Approval of 2011
Budget

NEW BUSINESS

Ms. Parton reported that a member with an existing share loan would like the Board's permission to refinance the loan at a lower rate with the same lender. The member is qualified for the loan. The Board approved the request by acclamation.

New Business

ADJOURNMENT

Having no further business, the meeting adjourned at 2:05 p.m. The next regular meeting of the Board of Directors is scheduled for Tuesday, January 18, 2011 at 1:30 p.m. in the Board Room in Gateway.

Adjournment

Robert Viator, Secretary
Walnut Creek Mutual Eight