

# MINUTES

## WALNUT CREEK MUTUAL EIGHT ANNUAL MEETING OF THE MEMBERSHIP TUESDAY, MAY 5, 2009 at 1:30 P.M. VISTA ROOM – HILLSIDE CLUBHOUSE

The Fortieth Annual Meeting of the Membership of WALNUT CREEK MUTUAL EIGHT was convened by President Mary Jean Parton at 9:30 a.m. on Tuesday, May 5, 2009 in the Vista Room at Hillside Clubhouse, 3400 Golden Rain Road, Walnut Creek, California.

### ROLL CALL

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

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

President Parton welcomed the residents in attendance.

Assistant Secretary Dyann Paradise reported that a quorum had been reached, with 27 members in attendance. (26 members were needed to establish a quorum)

Certification of Quorum

### CERTIFICATION OF NOTICE OF MEETING – Dyann Paradise, Assistant Secretary

Ms. Paradise read a notice certifying that a copy of the Notice of Members' Meeting was mailed in accordance with Article 7, Section 7.5.1 of the Bylaws of the Corporation to all members of record as of March 27, 2009, and that notices of the meeting were published in the *Rossmoor News* on February 11, February 18, March 18, April 22, and April 29, 2009. (A copy of the Certification of Notice is attached.)

Certification of Notice of Meeting

### APPROVAL OF MINUTES

Mr. Miller moved to approve the minutes of the Thirty-Ninth Annual Meeting of the Membership of May 6, 2008 as written and reviewed. Ms. Ventura seconded, and the motion carried without dissent.

Approval of Minutes

### PRESIDENT'S REPORT – Mary Jean Parton

President Parton welcomed the members, her fellow board members, and staff. She complimented her board members and staff for all their hard work and dedication in the past year.

President's Report

Special thanks was given to Jane Viator for her excellent work on the Emergency

Preparedness Committee and her dedication to the community.

No major projects are scheduled for this year. Next year slurry sealing of the driveways and painting are scheduled.

VICE PRESIDENT'S REPORT – Mari Ventura

Ms. Ventura also thanked everyone for their input and suggestions. The Mutual is just about completed with the large landscape projects. The perimeter along Skycrest Drive onto Golden Rain will be rehabilitated to remove the junipers and substitute a more appropriate planting.

Vice President's  
Report

SECRETARY'S REPORT – Robert Viator

No report.

Secretary's Report

TREASURER'S REPORT – Craig Miller

Mr. Miller encouraged residents to read the year-end audit report. The Mutual is in good financial condition. The Board spends money wisely in order to keep expenses under control.

Treasurer's Report

Mr. Donner reported on fund balances. Through April 30, 2009, fund balances show \$43,833 in the operating account; \$393,052 in the property fund; \$197,146 in the HUD operating; and \$225,644 in the replacement reserve, for a total of \$859,673. The Mutual is in good financial condition.

Year to date the Mutual is \$6,500 over budget which is related to tree maintenance, gutter cleaning, and audit and tax preparation all of which are timing issues and will balance out during the course of the year.

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 is attached.)

Landscape Report

Fire abatement work opposite Entries 19 and 20 will be done soon. This will be the responsibility of First Mutual.

Arnie Markman reported that the remainder of the grass (approximately 50') at 1232 Skycrest still needs to be completed between the brick border and the hillside. Ms. Ventura and Mr. Perona have an inspection planned for that area on May 15 and will check into the matter.

Mr. Perona reported that the Mutual has reduced water consumption 20% and EBMUD is pleased with the conservation efforts.

Ms. Ventura encouraged residents to report irrigation breaks immediately to MOD.

**BUILDING MAINTENANCE REPORT** – Bill Friesen

Mr. Friesen reported that all the water heaters in the laundry rooms have been placed on timers to conserve energy. This should save approximately \$2 per day (\$6,570 per year for the 9 laundry rooms). Residents are encouraged to install timers on their personal water heaters in their manors.

Building  
Maintenance  
Report

Various repairs were done throughout the Mutual recently; most notably concrete repairs were completed at 1296 behind the carport and at a walkway near 1320. The flooring has been replaced at laundry room 8L3 in Entry 4. All laundry rooms now have tile floors. An emergency supply storage cabinet will be installed as soon as a specific location is chosen.

The steel stair replacements were delayed due to a fabrication error but will be installed soon.

There have been six alterations since January, including bedroom windows, kitchen counter tops, and storm doors.

Mr. Friesen reported that electric cars use approximately \$2 per day for powering up an electric vehicle. If a personal vehicle is charged on the common area circuits, it would be at Mutual expense. A maximum of two chargers can be accommodated per circuit. Electrical cars are not practical at this time but additional research will be conducted.

MOD is offering low flow toilets: 1.6 gallon and 1.3 gallon. This is an option at a resident's sole expense. The 1.3 gallon comes with an EBMUD rebate.

**EMERGENCY PREPAREDNESS COMMITTEE** – Jane Viator

Ms. Viator reported there is a handyman service that will secure heavy furniture to the wall studs at a minimal charge. A poll will be taken of the residents who may be interested in this service so that a group rate can be obtained.

Emergency  
Preparedness  
Committee

Ms. Viator reported there is now a Public Safety Coordinator, Dennis Bell, who has been considering a Rossmoor-wide safety drill.

Ms. Viator reminded residents to have a spare key readily available in case of emergency. She also reminded residents to NOT park in red zones, as it represents a potential danger by limiting access for emergency vehicles.

SEATING OF DIRECTOR

Ms. Ventura, Inspector of Election, reported that Mary Jean Parton was re-elected by acclamation of the membership and was seated on the Board for another term.

Seating of Director

UNFINISHED BUSINESS

Barbara McCauley recommended that solar power options should be researched. She volunteered to chair a solar power research committee. Hazel Horti and Bob Eisner volunteered to serve on the committee with her. The Board agreed to establish this ad hoc committee.

Unfinished  
Business

NEW BUSINESS

None

New Business

RESIDENTS' FORUM

Esta Wolfram encouraged residents to break down their boxes before putting them into the recycle bins. Severe overcrowding of the bins occurs when boxes are not broken down. If a bin is full in one area, residents should go to another area.

Residents' Forum

Barbara McCauley suggested that directional maps should be installed throughout the Mutual to help locate specific buildings. Mr. Friesen will research this matter.

Arnie Markman suggested that inorganic ground cover should be installed where the trees were cut down last year near 1232 Skycrest.

Hazel Horti asked that residents remind their contractors to avoid parking in front of handicapped (dropped) curbs.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:40 to an Organizational Meeting to elect Officers.

Adjournment

---

Dyann Paradise, Assistant Secretary  
Walnut Creek Mutual Eight