



Mutual No. Twenty-Two

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
ANNUAL MEETING OF THE MEMBERS
FRIDAY, JUNE 9th, 2023
CLUB 22 – 4033 TERRA GRANADA DR.

The Fifty-Second Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 9th, 2023, at 1:30 p.m. by Vice-President Nazli Monahan.

Roll Call

Board Present	Nazli Monahan, Vice President Nancy Peshon, Secretary-Treasurer
Directors Absent	Mike Kiefer, President
Guests Present	Rick West, Building Manager Tom Hand, Chief Financial Officer John Tawaststjerna, Landscape Manager Lucy Limon, Board Services Coordinator

VERIFICATION OF QUORUM

Assistant Secretary Lucy Limon confirmed that the quorum of 15 members was met. 18 households were represented.

CERTIFICATION OF NOTICE

Assistant Secretary Lucy Limon certified that notice announcing the Annual Membership Meeting was mailed to all Members of record as of June 1, 2023, in accordance with Article 4, Section 4.3 of the Bylaws of said Corporation.

ANNOUNCEMENT OF ELECTION RESULTS

The following is a report prepared by Maureen Lawson, Inspector of Elections:

I, Maureen Lawson, the undersigned Inspectors of Elections, hereby certify that the following is a correct tally of votes in the matter to:

WALNUT CREEK MUTUAL TWENTY – TWO
2023 DIRECTOR ELECTION
JUNE 8TH, 2023

TOTAL BALLOTS RECEIVED: 21
TOTAL INVALID BALLOTS: 1



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TOTAL VALID BALLOTS: 20

EACH CANDIDATE RECEIVED THE FOLLOWING NUMBER OF VOTES:

MARY ELLYN GORMLEY received the greatest number of votes and therefore is elected to a three-year term ending in 2026 for the open seat on the Walnut Creek Mutual Twenty-Two Board of Directors.

REPORTS OF OFFICERS AND COMMITTEES

Financial Report: Paul Donner

Given by Paul Donner. Paul reported the following regarding our financial funds as of April 30, 2023:

- i. Operating: \$103,380
- ii. Reserves: \$359,691

Paul reported that the Mutual is right on budget to date.

Building Maintenance Report: Rick West
Rick West gave the following report:

INFORMATION ITEMS: Work Scheduled in Progress or Completed

1. 4001 TG – Contractor: Five Star – Scope of work
Need to dig out 8 feet deep using T-11 trenching method to expose blockage pipe. Remove and replace section of pipe. At this time, it is not possible to determine the size of the pipe to be replaced. After investigation and running the camera, we found the need to add 1 clean out into the building. Excavate to provide access around existing sewer line pipe that goes to the street. Install clean out one that goes to the building to provide to run snake inside building. Back fill with gravel around pipe and then backfill with existing dirt. Leave job clean and neat.
Project Completed. Cost \$9,840.00
2. 2022 Balcony Deck recoating Project. Phase II will include 4033 Villa Barcelona, Valencia, Seville, and Casita units. Phase II will complete all of the Balconies with the New Excel Waterproof Coating.

Phase II is tentatively scheduled to begin in 2023.



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3. SB326 - Raised Component inspections by a Licensed Structural Engineer. The Mutual Hire FWC to complete this work in Two Phases over Two Years. 2022 / 2023. The duplex trusses will also be inspected in 2023.

FWC Phase I Cost for 2022 - \$19,700.00. / FWC Phase II Cost for 2023 - \$20,115.00.
Phase I was completed in September 2022. (With the exception of inaccessible units. Waiting for Engineering Report).

4. 4033 TG was found to have truss issues related to the weight of the concrete roof tiles and Building Movement. FWC and Bertolami engineering were hired by the mutual as Licensed Structural Engineering and Civil Engineering Companies to investigate. Protera was hired to complete surface testing for Asbestos & Lead. Truss repairs and re-roofing with light weight asphalt composition shingles. Class A Fire Resistant Presidential 40-year Composition shingle Roofing in Country Grey Color - Contractors: AMAC / Fiala Roofing / Eisen Environmental / KRT INC. The Mutual Board also hired FWC Engineering / Bertolami Engineering and Protera to complete the list of Contractors.

**Both North & East side Building were completed in 2022.
The West side Building is scheduled to be completed by June.
Project Estimated Cost \$493,483.00**

Duplexes were also inspected for truss issues by FWC. Waiting for Engineering Report.

Landscaping Report: John Tawaststjerna

John Tawaststjerna reported that the prepaid MOD days are currently happening in M22. Year-to-date, \$4k out of the budgeted \$14k have been spent. \$5k has been spent on tree pruning from the operating fund. No money from the reserve account has been spent for landscape.

President's Report: Mike Kiefer

No report was presented.

RESIDENT'S FORUM

Residents were afforded the opportunity to express their general concerns and make comments. Comments included compliments to the Board, alterations to units, gutters, and landscape.

ANNOUNCEMENTS

The next quarterly meeting will be held on September 22, 2023, at 1:30PM, in the CLUB 22 – 4033 TERRA GRANADA DR..



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ADJOURNMENT

The meeting adjourned at 1:57 p.m. and the Board Moved into an organizational meeting.

Respectfully submitted,
Lucy Limon, Assistant Secretary
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