

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
FORTY-NINTH ANNUAL MEMBERS MEETING
FRIDAY, JUNE 7, 2019, AT 1:30 P.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

The Forty-Ninth Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 7, 2019, at 1:33 p.m. by President Mike Kiefer, in Club 22 at 4033 Terra Granada Drive, Walnut Creek, CA

Roll Call

Board Present	Mike Kiefer, President Nazli Monahan, Vice President Maureen Lawson, Secretary-Treasurer
Guests Present	Rick West, Building Manager Kelly Maki, Board Services Coordinator
Guest Absent	Paul Donner, Director of Mutual Operations

VERIFICATION OF QUORUM

Secretary Maureen Lawson confirmed that the quorum of 15 members was met. 19 households were represented.

CERTIFICATION OF NOTICE

Assistant Secretary Kelly Maki certified that notice announcing the Annual Membership Meeting was mailed to all Members of record as of May 24, 2019 in accordance with Article 4, Section 4.3 of the Bylaws of said Corporation.

APPROVAL OF MINUTES

It was moved, seconded, and passed to approve the minutes of the June 22, 2018, Annual Meeting.

REPORTS OF OFFICERS AND COMMITTEES

Financial Report: Given by Rick West. Rick reported the following regarding our financial funds as of 4/30/19:

Operating: \$30,189; Reserves: \$369,596; Total Funds: \$399,785.

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

INFORMATION ITEMS: Work in Progress or Completed

Work Completed in 2018

1. MOD Carpentry crew completed the Woodpecker and Dry rot damage on all of the balconies. At 4033 TG.
2. Also, MOD Carpentry crew completed the balcony's ceilings replacement in 2018.
3. Sang Electric completed the installation of 200 new sealed lithium battery Ten Year Smoke Detectors.
4. MOD also completed the replacement of some rusty gutters on Buildings 4013 / 4021 and 4025 TG.

Work Scheduled for 2019

1. 4033 TG – Breezeway Stucco Ceilings project. MOD and the Mutual Board are currently discussing different methods of possibly removing or securing the breezeway corridor Ceilings. This Project will go out to bid to the following Contractors: ALP Construction / Empireworks / AMAC / Five Star / A-One Construction and Toupin

- Construction. (Proposals will be presented to the board for approval).
2. Asphalt Removal and Replacement – Work Scheduled to be completed June 3rd thru June 5th. Re-striping will occur during the completion of entry. Contractor: SVP
Cost \$145,531.50

Landscaping Report: Maureen Lawson

Maureen Lawson gave the following report:

Tree Work

Heritage oak tree limbs elevated for Republic trucks clearance and fortunately recent paving apparatus.

Branches removed touching 4033-8B balcony.

Dying plum tree removed from courtyard; stump to be removed in order to plant new tree in Fall: Kwansan Cherry.

Pine tree branch thinned over 4001 back lawn.

Annual Spring trimming of all Crab Apple trees.

Building's roof eaves cleared of overhanging branches.

Warner Bros. tree estimate of \$3300 for tree work. Budget allows \$5,000 per year so we will still have some funds to work with if necessary, through the year.

General Landscaping:

Irrigation:

Our five irrigation controllers are over ten years old and need replacing but due to cost at over \$2,000 each, Board decided to replace each one as it fails: so far this year, one has failed and

been replaced. Keeping our fingers crossed on future failings this year.

Due to Thripid infestation, the courtyard Rhody's will be replaced with another plant species not susceptible to Thripid infestation.

Due to the high nitrogen content in heavy rains this year, all plants and flowering trees had beautiful bloom displays, especially in the courtyard.

President's Report: Mike Kiefer

President Kiefer reported the next big project for the Mutual will either be painting or walkway ceilings. When the painting project does move forward the Board would like to form a committee.

Thank you to everyone for their patience during the asphalt work.

We are watching the water bills and they are doing ok. Please report broken irrigation to the work order desk at 925-988-7650 immediately. Or if it is after hours call it in to Securitas.

ACCLIMATION OF DIRECTOR

Maureen Lawson was acclimated to another three-year term on the Board of Directors ending in 2022. No other candidates came forward to run for the Board of Directors before the deadline and therefore the Mutual did not have to spend money on a ballot process.

RESIDENT'S FORUM

Residents were afforded the opportunity to express their general concerns and make comments. Birthdays Celebration will take place in July, date to be determined. A flyer is coming.

The Mutual needs a volunteer for the 2-way radio training. If you have a landline, you should use that in an emergency prior to a cell phone when dialing 9-1-1.

ADJOURNMENT

The meeting adjourned at 2:09 p.m. and the Board Moved into an organizational meeting.

Respectfully submitted,
Kelly Maki
Assistant Secretary
Mutual 22