

**SPECIAL MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
MONDAY, MAY 16, 2022, AT 10:30 A.M.
ZOOM MEETING**

THE MEETING OPENED AT 10:01 A.M. VIA ZOOM.

THE FOLLOWING DIRECTORS WERE PRESENT:

MIKE KIEFER, PRESIDENT

NAZLI MONAHAN, VICE PRESIDENT

MAUREEN LAWSON, SECRETARY-TREASURER

MOD STAFF:

JOEL LESSER, CHIEF FINANCIAL OFFICER

JOHN TAWASTSJERNA, LANDSCAPE MANAGER

MELISSA WARD, LEGAL COUNSEL

LUCY LIMON, BOARD SERVICES COORDINATOR

ROOF REPLACEMENT/REPAIRS:

THE BOARD, MOD STAFF, AND LEGAL COUNSEL REVIEWED THE DIFFERENT OPTIONS TO OBTAIN THE NECESSARY MONEY TO COMPLETE THE ROOF REPAIRS. OPTIONS INCLUDED AN \$11,500 ASSESMENT PER DOOR, OBTAINING A BANK LOAN, OR A HYBRID STYLE – A BANK LOAN AND AN ASSESMENT TO RESIDENTS – PAYMENT OPTION.

A MOTION WAS MADE TO LEVY AN ASSESSMENT OF \$11,500 PER DOOR WITH FINANCIAL ACCOMMODATION AS OFFERED BY MOD TO BE SENT OUT FOR A 30-DAY MEMBERSHIP COMMENT PERIOD AND VOTE.

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MOVED, SECONDED, CARRIED 3-0

**APPOINTMENT OF MARY ELLYN GORMLEY AS
INSPECTOR OF ELECTIONS**

A MOTION WAS MADE TO APPOINT MARY ELLYN GORMLEY AS INSPECTOR OF ELECTIONS FOR THE SPECIAL ASSESSMENT BALLOTS.

MOVED, SECONDED, CARRIED 3-0

MEMBERS' FORUM:

MEMBERS WERE GIVEN THE OPPORTUNITY TO ASK QUESTIONS ABOUT THE 2022 PROPOSED BUDGET WHICH WERE ADDRESSED BY THE BOARD AND MOD STAFF. COMMENTS INCLUDED:

- WILL ADDITIONAL ITEMS BE NEED TO BE DONE TO THE ROOF? WILL THE ROOFS BE STRUCTURALLY SOUND? WILL THE COUPON INCREASE?
- DO THE REPAIRS NEED TO BE DONE ALL AT ONCE? CAN THEY BE COMPLETED IN PHASES?
- HAS MOD AND THE BOARD LOOKED AT ALL CAREFULLY AT THE NUMBERS? ARE RESIDENTS SEE THE ENGINEERS REPORT?

****** ALL QUESTIONS WERE ANSWERED BY THE BOARD, MOD, AND LEGAL COUNSEL ******

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ANNOUCEMENTS

THE NEXT MUTUAL 22 MEETING WILL TAKE PLACE ON JUNE 16TH, 2022, AT 1:30PM, VIA ZOOM. THIS WILL BE THE ANNUAL MEETING OF THE MEMBERS AND ORGANIZATIONAL MEETING OF THE BOARD.

ADJOURNMENT

WITH NO FURTHER BUSINESS TO ADDRESS THE BOARD ADJOURNED THE SPECIAL MEETING AT 11:05 A.M.

RESPECTFULLY SUBMITTED
LUCY LIMON
MUTUAL 22 ASSISTANT SECRETARY