

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
MARCH 14, 2016, 10:00 A.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

INTRODUCTION OF GOLDEN RAIN CEO TIM O'KEEFE; President Tse introduced Tim O'Keefe, Golden Rain CEO, who was visiting our mutual meeting. Mr. O'Keefe spoke on various topics regarding GRF including currently looking into Solar Energy for all the valley and also the need for GRF to adopt long range planning. He detailed the Valley's irrigation needs being covered by satellite via computer in the MOD office and irrigation controls throughout the valley including individual mutuals. This system is very sophisticated and highly efficient for all of Rossmoor's water needs and keeping their costs down.

ROLL CALL: All Mutual 22 Board Members were present: Ping Tse, President; Maureen Lawson, Secretary-Treasurer.

FROM MOD; Paul Donner, Dir. Mutual Operations, Rich Perona, Landscape Manager. Rick West, Building Manager

APPROVAL OF MINUTES: A motion was passed to approve the minutes of the last Quarterly Meeting of December 14, 2015.

FINANCIAL REPORT: Paul Donner covered our financial report as of 2/29/16 as follows: \$19,446 in operating budget and \$274,138 in our reserves. We are right on or ahead of budget in most cases and currently \$5,556 better than budget over-all, although it is early in the year.

BUILDING MAINTENANCE REPORT
Rick West reported on the following:

1. Balcony inspections for 4033 were completed; no defects were found
2. New carport Jelly Jar LED Lighting and new LED lighting for 4033 breezeway corridor ceiling lights estimates by Sang Electric have been provided to our board
3. 4013-1B mutual recently discovered in-wall drain pipe leak repair estimates will be provided to the board as available
4. 4033 Elevator electrical upgrades and technical/safety upgrades will begin May, 1, 2016. The elevator will be down for 14 days during this work. Immobile residents were asked to make arrangements for mail and grocery needs through other mobile residents or groceries may be ordered for delivery by Safeway. Emergency only ingress and egress assistance can be provided by calling Securitas.

LANDSCAPE REPORT: Rich Perona's routine report included the forthcoming drainage of the courtyard pond and cleanup of same after the recent heavy rains and wind. He also mentioned that valley has reduced its water consumption by 38% during the drought.

The Board presented Rich with a humorous shirt and a bottle of wine to help celebrate his forthcoming retirement in early May of this year. Landscape contact Maureen Lawson thanked him for always being available by phone during off hours of our mutual's landscape emergencies. President Tse thanked him for his work in keeping our mutual landscaping beautiful.

PRESIDENT'S REPORT

President Tse reported on the status of our mutual's Electric Vehicle Policy which was composed by our mutual attorney Stephanie Hayes the first draft of which has been approved by our board and in approximately two weeks will be mailed to all Mutual 22 residents for their review over a 30-day period. Any resident issues in the policy should be reported to our board. At the end of the 30-day period, our board will call a special meeting of the residents and board to approve the policy which will then become part of our mutual's CC&R's. Resident Rafael Herrera's questions and issues with his having an electric vehicle were discussed with the president with assistance from Paul Donner and Rick West where applicable. Rafael was asked to stay after the meeting adjourned to discuss his issues further with the board.

Lighting Committee: Maureen Lawson reported that a Lighting Committee had been formed by herself and Nazli Monahan (4033-7C) to walk the mutual once a month in the evening checking and reporting on non-working light bulbs. Maureen will cover duplexes and their related carports and all common area landscape. Nazli will cover 4033 and related carports and then send a workorder to MOD after input from Maureen's area to replace any needed light bulbs. In this way MOD will come once per month to replace light bulbs which will give the mutual a much needed savings on our electrical bill. If a light needs replacing in an emergency area in between the monthly walks, residents can report same to either Nazli or Maureen.

LED Lights. President Ping reported on the status of replacing our mutual's security lighting with LED lights. The Board is in the process of obtaining estimates for this work and will make a decision on the installation of same in line with our budget limitations. Each light costs \$129.00 and lasts 5-7 years. A sample LED light has been placed in the light fixture in front of the 4033 garbage room.

RESIDENTS' FORUM

Pat Hosel and other residents mentioned the toilet running in the 4033 women's restroom and the fact that it has been reported and supposedly fixed several times but still runs from time to time. Pat was advised to send in a work order for the problem explaining the

repair history and the fact that it still needs to be properly fixed including replacement parts if necessary.

NEW BUSINESS: President Tse thanked former Vice-President Mick Marshall for his board work before his resignation in February. The president then introduced the board's newly appointed member Nazli Monahan effective today, March 14, 2016.

ADJOURNMENT

The meeting adjourned at 11:45 a.m.

NEXT SCHEDULED MEETING is our Annual Meeting/board member election on Monday, June 14, 2016, 10:00 a.m. Club 22.

Respectfully submitted,
Maureen Lawson
Secretary-Treasurer
Mutual 22

