

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
MARCH 9, 2015
CLUB 22, 4033 TERRA GRANADA DRIVE

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

FROM MOD; Rich Perona, Landscape Manager and Rick West, Building Manager were present; Paul Donner, Dir. Mutual Operations was absent

LANDSCAPE REPORT

Rich Perona reported that routine seasonal maintenance is on schedule and irrigation systems are currently on twice a week. He will turn the 4033 courtyard fountain down so plants will not be splashed by the chlorinated water. A large raccoon was trapped (for relocation) in the 4001 area which was probably causing the lawn damage. This lawn area (across from 4001 carports) will be replaced at the end of the month with bark. A landscape rehab walk through the mutual with the board is scheduled later this month.

BUILDING MAINTENANCE REPORT

Authorization sent out for smoke detector battery replacements at a cost of \$860 for mutual. A new system for our Mutual has been implemented by our board for smoke alarm battery replacements wherein installer will ask each resident to sign off when replacements are completed. To date all but six mutual residents have signed off for new batteries. Rick West and Maureen Lawson will follow up on these six residents.

Rick will meet with Otis Elevator later this month to review elevator cab rehab and electrical upgrade requirements. Estimated cost is \$68,000 plus cost of electrical upgrade estimate to follow. The date of new elevator installation has not been determined yet but 4033 residents will be notified a couple weeks or more before the date.

Although painting of iron entry railings is budgeted for this year (\$12,595), Rick plans to hold off on the job until later this year possibly deferring until next year since the railings are currently okay and the budgeted new elevator amount is expensive.

Gutter repairs were completed as of 1/30/15 at a cost of \$750.

A 4033 upper carport supporting post was replaced recently as an emergency job. The post was hit by a non-resident who did not stop after the accident. Securitas and the WC Police Department have the information regarding the incident.

PRESIDENT'S REPORT

The two leak stain marks in upper walls of Club 22 are scheduled for repainting.

Residents were reminded to call, or email, the MOD Work Order Desk only when a minor problem needs fixing; i.e., sprinkler heads, light bulbs, or landscape lights broken, clogged gutters causing water runoff. Anything else of a major nature; i.e., gutter repairs/replacements needs to be reported to our board.

A resident's tool box was stolen from upper 4033 carport. The box was not locked at the time. The resident has installed a motion detector light in the area.

Ping updated information on the Restated Trust Agreement. The Restated Trust Agreement Committee will meet the last time on June 12, 2015. Each mutual has to vote on accepting the basically "housekeeping" updates in the agreement before that meeting. Our mutual will call a special meeting of the owner residents on April 20. Details of the Restated Agreement will be included as an attachment with the call letter two weeks (April 6) before our meeting.

VICE-PRESIDENT PAT MURPHY

Pat reminded residents that sign-in reservations are necessary for use of Club 22, both on the calendar near the elevator and the sign-in sheet just inside the Club door. Residents should leave the room in good order after using it including emptying any trash/garbage, vacuuming rug, turning off lights (including restrooms) and heat. The secretary will make up a reminder to be posted on the glass door for residents leaving the Club after using it. Any child under the age of 16 needs to be accompanied by a resident to use the room.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:10 a.m.

Next meeting (Special) Monday, April 20, to vote on the Revised Trust Agreement.

Maureen Lawson
Secretary-Treasurer
Mutual 22
3/9/15