

MINUTES OF WALNUT CREEK MUTUAL NO.
TWENTY-TWO
FORTY-EIGHTH ANNUAL MEMBERS MEETING
FRIDAY, JUNE 22, 2018, AT 1:30 P.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

The Forty-Eighth Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 22, 2018, at 1:30 p.m. by President Mike Kiefer, in Club 22 at 4033 Terra Granada Drive, Walnut Creek, CA

Roll Call

Board Present	Mike Keifer, President Nazli Monahan, Vice President Maureen Lawson, Secretary-Treasurer
Guests Present	Rick West, Building Manager Rebecca Pollon, Landscape Manager Kelly Mattison, 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. 26 households were represented.

CERTIFICATION OF NOTICE

Secretary Maureen Lawson certified that notice announcing the Annual Membership Meeting was mailed to all Members of record as of June 1, 2018 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 12, 2017, Annual Meeting.

REPORTS OF OFFICERS AND COMMITTEES

Financial Report: Given by Rick West Rick reported the following regarding our financial funds as of 5/31/18:

Operating: \$377.00; Reserves: \$495,991; Total Funds: \$496,368.

Building Maintenance Report: Rick West

Rick West gave the following report:

INFORMATION ITEMS: Work in Progress or Completed

1. Hydrant Leak - Contractors: Davis Plumbing / American Leak detection / SVP (Work Completed).
2. 4013 TG / 4021 TG / 4025 TG - Gutter replacement (Completed).
3. 4033 TG 1B – Kitchen Sink Overflow. Home Owner Insurance Claim (Work Completed).
4. 4033 TG 6A – Drain line leak – Contractors: Five Star/ServPro (Work Completed).
5. 4017 TG – Trash enclosure Door replacement Contractor: Ahumada Construction (Work Scheduled).
6. 4033 TG – Woodpecker and Dry Rot damage on balconies. Cost to complete this project is \$79,665.00. (Work will continue summer 2018)
7. 4033 TG – Balcony Soffit removal – Contractor MOD cost \$40,000 (Work will continue summer 2018).

Note: Helsing 2019 worksheets have been updated and will be sent for revisions. Also, we will begin working on the updated revisions to the 10-year reserve spending plan spreadsheet.

Landscaping Report: Rebecca Pollon

Rebecca Pollon gave the following report:

Warm days are upon us and with them residents can look forward to blooming Oleanders, St John's Wort and Crepe Myrtle trees.

Residents can help keep the landscape healthy by reporting dry spots on lawns or evidence of irrigation issues to the work order desk.

LAWN MAINTENANCE: Lawns have been aerated, over-seeded and fertilized. Mowing is occurring weekly and lawns are being edged on alternating weeks.

WATER USE: Irrigation will continue to become more frequent as the temperatures rise. Residents can assist in conserving water and keeping the landscape healthy by reporting water leaks and irrigation breaks. If a break is suspected please report the location to the work order desk.

ENTRY MAINTENANCE: Entry maintenance crews are performing summer pruning tasks including tip pruning shrubs and hard pruning Catmints and Daisies.

MOD WORK DAYS: MOD crews will return to M22 for 3 days in September.

RESIDENT REQUESTS: If you have landscape maintenance requests (pruning or irrigation), please direct them to the MOD work order desk. If you have a landscape improvement request, please contact your mutual landscape representative.

WORK ORDER DESK

By phone: 988-7650

By email: WORKORDER@ROSSMOOR.COM

President's Report: Mike Kiefer

President Kiefer reported on the monthly president's forums he attends on behalf of the Mutual. These forums cover important topics such as electric vehicle charging stations, earthquake insurance, delinquency procedures, and much more. Mike reported that GRF is installing electric vehicle charge stations in the parking lots of Gateway, the Fitness Center, and the Event Center. Mike also reported that the Board will be working on a solar policy.

ACCLIMATION OF DIRECTOR

Nazli Monahan was acclimated to another three-year term on the Board of Directors ending in 2021. 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. There was also an introduction of two new members: Kathleen Muray – 4033-9B and Nancy Cohen – 4033-4A. A reminder was given that the Birthdays Celebration will take place on July 26th at 7 p.m. A flyer is coming.

ADJOURNMENT

The meeting adjourned at 2:41 p.m. and the Board Moved into an organizational meeting.

Respectfully submitted,
Kelly Mattison
Assistant Secretary
Mutual 22