

MINUTES OF MUTUAL 22 QUARTERLY MEETING
FRIDAY, SEPTEMBER 28, 1:30 P.M.,
CLUB 22, 4033 TERRA GRANADA DRIVE
WALNUT CREEK, CALIFORNIA

President, Michael Kiefer, opened the meeting at 1:30 p.m. All board members were present: President Mike Kiefer, Vice-President Nazli Monahan, Secretary-Treasurer Maureen Lawson.

MOD officers present were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager, and Rebecca {Pollon, Landscape Manager were absent.

Minutes: The minutes of the March 12, 2018, Quarterly Meeting and the minutes of the June 22, 2018 Organizational Meeting were approved by passed motion of the board.

Financial Report: The latest month available (August 2018) was given by Paul Donner which included the following figures: Operating Fund Balance, \$28,123; Reserves Fund Balance, \$478,312; Total Year-to-Date Fund Balances, \$506,434. The Board will approve the 2019 budget including the final coupon figure at an October 15, 2018, Budget meeting, notification to be sent to all residents.

Building Maintenance Report: Paul Donner reported on the following maintenance items:

4033 second phase balcony dry rot replacements and soffit replacements are currently being worked on by MOD Carpentry Crew.

Board Motion: The board passed a motion to approve the \$12,200 painting estimate for final paint coat on all 4033 balconies inside and out.

Driveway asphalt replacement is extended to 2019.

HOT WATER PUMPS: The fact that residents have to wait a fairly long time to receive hot water in their units was brought up and it was agreed that the Board would ask all residents if they are interested in having hot water pumps installed at their own costs. Depending on the results of this survey, a plumber could give an estimate for this work for each interested resident hopefully giving a discount if enough residents are interested in installing same. These pumps are installed at the base of hot water heaters and bring hot water to showers, faucets, in a matter of few seconds saving water usage (and patience) considerably. The electricity cost to run the pump is minimal. This will **not** be a mutual expense but to be paid to the plumber involved by **each** resident who agrees to the installation.

BOARD REPORTS:

PRESIDENT MIKE KIEFER; MIKE REPORTED ON THE LATEST SOLAR PANELS INSTALLED OR BEING INSTALLED IN OTHER MUTUALS. HE IS WORKING WITH BARRY BRIAN OF SUSTAINABLE ROSSMOOR TO COME UP WITH A SOLAR SYSTEM AND COSTS FOR OUR MUTUAL.

VICE-PRESIDENT NAZLI MONAHAN; NAZLI REPORTED ON 4033 BUILDING ITEMS. NAZLI WILL BE AWAY THE FIRST THREE WEEKS OF OCTOBER; RESIDENTS WERE ASKED TO CONTACT PRESIDENT MIKE KIEFER OR SECRETARY MAUREEN LAWSON FOR 4033 PROBLEMS WHILE NAZLI IS GONE. RESIDENTS WERE REMINDED TO CALL THE WORK ORDER DESK (988-7650) FOR MAINTENANCE (INCLUDING RECYCLE, LANDFILL PICKUP, ELEVATOR, OR NOTICED IRRIGATION PROBLEMS)

SECRETARY-TREASURER MAUREEN LAWSON: MAUREEN REPORTED THAT THE BOARD HAS LOOKED INTO CUTTING OUR COUPON COST BY HAVING SOME SMALL LAWN AREAS REMOVED AND POSSIBLY CHANGING THE POND AND FOUNTAIN TO SOMETHING SIMPLER THAT WOULD NOT REQUIRE A WEEKLY MAINTAINENCE FEE. THESE IDEAS WILL BE PURSUED IN 2019.

EMERGENCY PREPARATIONS COMMITTEE: CHAIRMAN MARILYN MARSHALL EXPLAINED THE PURPOSE OF THIS COMMITTEE AND HAD LAID OUT THE ITEMS THAT COULD BE ORDERED FROM READY CARE. COPIES OF READY CARE ORDER FORMS WERE PROVIDED FOR RESIDENTS TO TAKE IF THEY WISH. MARILYN ALSO REITERATED THE IMPORTANCE OF RESIDENTS SUBSCRIBING TO NIXLE, THE ROSSMOOR EMERGENCY REPORTING SYSTEM.

RESIDENTS FORUM:

KATHLEEN MURAY (4033-9B) MENTIONED THAT THE BALCONY REHAB CREW HAD BROKEN SOME TREE BRANCHES NEAR HER BALCONY. THIS FACT WILL BE PASSED ON TO THE LANDSCAPING MANAGER.

ADJOURNMENT: THE MEETING ADJOURNED AT 2:20 P.M.

NEXT MEETING: 2019 BUDGET APPROVAL BY BOARD OCTOBER 15, 1:30 P.M. IN CLUB 22.

QUARTERLY MEETING: DECEMBER 10, 1:30 P.M.

RESPECTFULLY SUBMITTED,
MAUREEN LAWSON
MUTUAL 22 SECRETARY-TREASURER