

Maureen Lawson certified that notice announcing the Annual Membership Meeting was mailed to all Members of record as of May 2, 2017, and notices were published in the Rossmoor News on May 17, 24, and 31 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 13, 2016, Annual Meeting.

REPORTS OF OFFICERS

Financial Report: Paul Donner

Paul reported the following regarding our financial funds as of 5/31/17: Operating: \$5,937; Reserves: \$195,672; Total Funds: \$206,610. He mentioned that we need to continue to build up the Operating Fund since we have spent considerable money for infrastructure repairs recently. We are currently about \$1900 over budget related to rain leaks and tree removal/trimming which will come back into the budget as our monthly coupons contribute.

Building Maintenance Report: Rick West

Rick reported on what has been done including the deferment of our street asphalt replacement for one more year to 2018 due to the expenses for 4033 infrastructure repairs. Once the 4033 breezeways are repaired then they will be recoated. As the summer proceeds, back balconies for all units will be inspected for dry rot including safety issues and repaired. This will probably take place in August/September.

MOD (Rick) has put together a 10-year spending plan for all mutuals including ours and this information will be addressed with our Board; the plan will help us look at our income/expenses spread out over a 10-year period rather than the Helsing report which tends to lump items together. An example is replacing our roofs over a three-four period rather than one year. This will lessen the mutual's financial burden over the ten year period. Mutual board will review the plan and approve it for presentation to Helsing at budget time this fall. If approved by Helsing, we should not need any special assessments or an exorbitant raise in our coupon.

Resident Bob Musgrave brought up the problem of a major plumbing back up (more than once) in 4033 units 4, 5, and 6-A at least once each year for the last 4-5 years. This last backup occurred two days ago and Davis Plumbing reported that the sewer pipe that goes into the wall is broken and the two ends do not line up so all the raw sewage (18') is going under the building. Besides the extreme health hazard, the sewage is drawing rats throughout the unit' walls. Although, Davis Plumbing was supposed to notify MOD of the problem, Rick reported that they did not report it to them. Rick stated he would call the sewage clean-up company, Serv-Pro, right after the meeting and have them get started on cleaning up the sewage.

Cheryl Musgrave questioned the installation of the black-top scooter ramp from the courtyard bridge to the driveway .Rick stated that a cement ramp would be much more expensive (\$2500) vs. the black top which was approx.. \$800. It is considered only a scooter ramp and

not a wheelchair compliant ramp which would be very expensive and require special approvals, etc.

Landscaping Report: Rebecca Pollon

Rebecca reported that the irrigation is now on and asked residents to report any leaks in the system to Maureen who will call in a work order for crews to check on.

Weeds are rampant this year due to heavy rains; Maureen Lawson stated she had emailed a work order for weed removal. Landscape rehab work is not resumed until August including planting new plants later in the fall for better water retention during the cooler months. Rebecca and Maureen will review needed replacement plants at that time. The Courtyard Bench composite base problem is being addressed by Rebecca and Maureen and something better will eventually replace the composite.

Rebecca reported that EBMUD would be raising their water rates by 19% over the next few years so residents need to watch water usage as well as irrigation leaks.

President's Report: Ping Tse

Ping summarized what the Mutual has accomplished in the last few months including dry rot removal in 4033 and post replacement. So far the amount of money involved is \$47,000 for this work. In addition, engineering inspection was \$2,000 and original breezeway bracing was \$1600.

The future work for the breezeways near the elevator includes replacement of plywood and several feet of concrete which is estimated to cost \$12,250. After this work is completed, the second and third floor breezeways will be power washed first and then completely recoated

for a cost of \$48,750. The first and second floor passages will be blocked off during the days so access to upper carport will not be open but will be reopened each night. The elevator will be accessible . AMAC will give plenty of notice to residents before this work takes place including posting on front doors. Rick West estimated the work will be completed in four weeks after commencement.

The following lights were replaced with LED fixtures: 4033 breezeways, all carports, duplex security lights. The amount of this work was paid for by an anonymous resident donor. This will save the mutual thousands of dollars in electricity usage as well as lack of need to replace light bulbs so often. Club room lights will be replaced with LED fixtures hopefully this year.

The 4033 stairways hand rails have been fixed by AMAC where the concrete was broken.

Ping reiterated the importance of the new 10-year plan for the mutual put together and reported on earlier by Rick West.

As retiring president of the Mutual, Ping thanked the residents for their cooperation and assistance and support during his tenure; Nazli and Maureen then presented him with a gift from them of a famous golfers coffee mug with his name as the second golfer on the list.

Resident's Forum

Cheryl Musgrave reminded residents of the dinner party planned for Ping's retirement on June 30 and the RSVP deadline of June 16. Maureen Lawson will send out an email reminder before the 6/16 deadline.

Marsha Koehler reported that her deck ceiling light was broken and she was advised to call the work order desk to have it fixed.

The possibility of eventually installing solar roofing panels was brought up, and Mike Kiefer stated that they will definitely be looked into and the board will keep the residents apprised.

Seating of New Director for Mutual 22

Mike Kiefer volunteered to be a candidate for the board of directors vacated by Ping Tse and introduced himself to residents in attendance. There being no other candidate for the position, Mike Kiefer was elected by acclamation to be the new director of the board of Mutual 22.

ADJOURNMENT

The meeting adjourned at 11:30 a.m. to reopen to the

Organizational Meeting for election of board officer positions. Successive motions were passed to elect Mike Kiefer as President; Nazli Monahan as Vice-president, and Maureen Lawson as Secretary-treasurer and the appointment of Rick Chakoff (GRF) as Assistant Treasurer.

Respectfully submitted,
Maureen Lawson
Secretary-Treasurer
Mutual 22