

**MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT**

**FIFTY-THIRD ANNUAL MEETING OF THE MEMBERS
WEDNESDAY, MARCH 6, 2024, AT 9:30 A.M.
DONNER ROOM – EVENT CENTER**

IN-PERSON MEETING

1. **CALL TO ORDER:**

President Hildreth called the Fifty-Third Annual Meeting of the Members to order at 9:32 a.m. in the Donner Room / Event Center.

ROLL CALL:

Present: Susan Hildreth, Don Kutz, Isabell Chen

Absent: None

2. **INTRODUCTIONS:** President Hildreth introduced the following to the Membership:

SUSAN HILDRETH	PRESIDENT
DON KURTZ	VICE-PRESIDENT
ISABELLE CHEN	TREASURER / SECRETARY
LUIS DE JANUS	BUILDING MAINTENANCE
LINDA SCHOEFFNER	ASSISTANT SECRETARY

3. **CERTIFICATION OF NOTICE OF MEETING** - Linda Schoeffner, Assistant Secretary

I, Linda Schoeffner, certify that notice of the Fifty-Third Annual Meeting of the Members appeared in the Rossmoor News on December 20, 2023. The agenda was posted on the Gateway bulletin board in February and notice was sent to the News on February 12, 2024, to post in the Rossmoor Newspaper.

4. **CERTIFICATION OF ELECTION** - Linda Schoeffner

The Nomination notices mailed on November 22, 2023, and December 14, 2023, by first class mail to each membership household in accordance with Article 4, Section 4.3 of the Bylaws of Walnut Creek Mutual Twenty-Eight. At the close of the time-period for making nominations, there was the same number of qualified candidates as there was the board position to be filled, the Board of Directors, after voting to do so, will seat the qualified candidate through a vote by acclamation without balloting since the results would be the same.

5. **REPORTS OF OFFICERS, COMMITTEES, and MOD STAFF**

- President's Report Susan Hildreth

President Hildreth acknowledged MOD, gave Marsha Young a big thank you for her years on the Board of Directors and thanked Don Kurtz for stepping up as a Board member. Ms. Hildreth also spoke about other accomplishments that the Board completed in 2023

and projects approved for 2024, such as two-way sewer cleanouts, new lighting, electric panel replacements (prioritized), dryer vent cleaning, roof replacements, Entry tree trimming, and more.

- Vice President Don Kurtz – No report
- Treasurer/Secretary Isabelle Chen

Treasurer/Secretary Chen reported that the Board reduced the dollar amount for landscaping for 2024 from \$40,000 to \$20,000 to help cut costs. The 2023 turf removal on both sides of the road at 2033-2181 was completed and in Entry 12. The mutual will receive a rebate from EBMUD for \$3,182.

The December 31, 2023, financials:

- Operating Fund has \$191,774.
- Reserve Fund has \$448,802.

- MOD Staff
 - Director of Mutual Operations Jeroen Wright - Absent
 - Building Report Luis De Janus (Rick West, Absent)
 - Landscape Report John Tawaststjerna – Absent

6. SEATING OF DIRECTOR

There was one open Director position on the Board to fill for the 2024 election. The position is for a three-year term. Incumbent Isabelle Chen submitted an Official Candidate form. No other nominees replied. Since there was one (1) position open and only one (1) Candidate, Incumbent Isabelle Chen was elected by a vote by acclamation and not by secret ballot since the results would be the same. Congratulation Ms. Chen!

7. RESIDENTS' FORUM

Topics: Entry twelve completed, recent roofing project (2022) crawl space nails hanging, neighbor has same issue (need inspections – President said inspections are currently going on), Rodents getting into unit from roof (President asked Luis De Janus to check the black rodent boxes on the exterior of the building).

8. APPOINTMENTS

Vice President Kurtz made a motion to appoint Linda Schoeffner as Chair Pro Tem for the Organizational Meeting. Treasurer/Secretary Chen seconded the motion, and it passed without dissent. 3-0

9. ADJOURNMENT – President Hildreth adjourned the Fifty-Third Annual Meeting of the Members at 9:58 a.m. Chair Pro Tem Linda Schoeffner will follow with opening the Organizational Meeting to Elect Officers and Approve New Business.

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Linda Schoeffner
Assistant Secretary
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