

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
FIFTY-FIRST ANNUAL MEETING OF MEMBERS
WEDNESDAY, MARCH 2, 2022 AT 9:30 A.M.
ZOOM

The Fifty-First Annual Meeting of Members of WALNUT CREEK MUTUAL NO. TWENTY-EIGHT was convened at 9:30 a.m. on Wednesday, March 2, 2022 via Zoom.

ROLL CALL: Present: Richard Saillard, President
 Susan Hildreth, Vice President
 Isabelle Chen, Trea/Sec

Absent: None

GRF Staff was represented by Paul Donner, Director of Mutual Operations; and Anne Paone, Administrative Secretary.
Rick West-Excused

President Saillard welcomed the 13 residents who were present and then introduced the Board Director and staff.

CERTIFICATION OF NOTICE OF MEETING

Anne Paone certified that notice was published in the Rossmoor News on December 15, 2021, and mailed to members on February 16, 2022.

CERTIFICATION OF ELECTION

Anne Paone certified that Rick Saillard came forth as of the deadline of December 10, 2021, was declared qualified and was elected by acclamation and is seated on the Board of Directors at this 51st Annual Meeting of Members held on March 2, 2022.

PRESIDENT'S REPORT – Richard Saillard

Accomplishments 2021

- Improved wildfire safety
 - Completed juniper removal in early 2021 and landscaped areas left bare
 - Removed 3 large Monterey Pines

- CCR Rewrite Project – needed to comply with new legal requirements
 - On-time, within budget and approved by vote of residents

- New durolast roofing of all buildings (6) in E12 – year 1 of 4 year project, 5th year for carports
- Landscape rehabilitation of E11 and E12 entry ways
- Working to update Mutual infrastructure
 - Replaced carport electrical outlets
 - Installation of 2-way sewer line clean-outs in 6 buildings – 5 year project started 2021
 - New landscape lighting – 5 year project started in 2021
 - Electrical Panel replacement – inspections every 3 years, replacement as needed – 3 buildings so far
 - Re-pipe water lines in buildings as needed

Priorities for 2022

- Reduce water usage – convert grass to landscaping
 - cost of water going up and currently 24% of our operating budget
 - \$97,000 budgeted for 2022, a \$17,000 increase over 2021
- Rewrite of Mutual Policies – Ensure consistency with new Bylaws and CCRs and update
- Build reserve adequacy
 - Reserve will stand at less than \$200,000 in 2024, the 4th year of our roofing project
 - Mutual needs to build the reserve to over \$1 million – project achieving that by 2031

Year	% Increase to Reserve Payment	Reserve Related Increase to Monthly Coupon	Total Monthly Reserve Payment
2022	6%	\$15	\$267
2023	6%	\$16	\$283
2024	6%	\$17	\$300
2025	6%	\$18	\$318
2026	6%	\$19	\$337

- Continue updating infrastructure

Challenges

- Controlling coupon increases in a rising cost environment
 - Property Insurance – 38% increase in property insurance premiums, third year of similar increases.

	2020	2021	2022
% Increase in Property Insurance Premiums	45%	40%	38%

- Water
- Materials
- Labor – great resignation
- Complying with continual stream of new state laws impacting Home Owners Associations – compliance costs money in terms of notifications, mailings, record keeping.
 - New election requirements limiting election of directors by acclamation
 - Additional notification requirements for elections of directors including earlier notice to residents of an election and additional notification during nomination period
 - Residents to annually notify Mutual of preferences regarding receiving notices from Mutual
 - Mutual to update resident contact information annually
 - Residents must consent to receive official Mutual documents by email
 - New restrictions on debt collection
 -

Georgia Clima and Pam Bidleman will work on the policy committee with Susan Hildreth.

VICE PRESIDENT – Susan Hildreth

Ms. Hildreth reported on landscaping as follows:

Mutual 28 Landscaping – 2022

Landscaping Budget (Reserve) - \$41,723

Tree Maintenance - \$13,600

Tree Removals (Reserves) - \$9,270

Landscaping Planned Projects/Estimated Cost:

- Turf removal – Phase 1 \$17,700
- Mulching \$7,500
- Plant replacement \$10,800
- Turf removal – Phase 2 or \$5,723

- other projects
- Total \$41,723

Focus on Turf Removal

Why turf removal? Moving to drought-resistant landscaping saves water and chemicals, resulting in cost reduction and potential rebates.

In Entry 11:

- Potential of 160,000 gallons of water saved - \$1,236 savings/year
- 1,000 lbs of chemicals not used/year
- East Bay MUD rebate – up to \$7,500 based on amount of turf removed
- Turf removal planned for Entry 12 as well

2022 Turf removal strategy

- Identify large areas to capture savings and rebates. Considering area near 2117 #1 and rear of 2161 building
- Will also consider narrow strips of turf: little impact on appearance/save water use
- Strategy being used throughout Rossmoor
- Stanley Dollar Dr., Entry 1, behind Unit 1125 – good example of turf to drought-resistant landscaping
- Contact Susan (shhildreth@comcast.net) with questions/suggestions

Judith Clemens, Georgia Clima, and Pam Bidleman will work on landscaping with Susan Hildreth.

BUILDING MAINTENANCE REPORT

Mr. Saillard stated that he covered building topics in his president's report. provided the following report:

MOD – Paul Donner

Mr. Donner reported that the Board and the Mutual are on the right path. They have done an excellent job removing and replacing the juniper. Ms. Pollon's position has been filled. John T (currently works for (BrightView as the account manager). His strong suit is water conservation. He will start on March 23rd. Sharon Fees position has been filled. Kris Petersen will start March 14th. She has budget experience and portfolio experience. She will be able to help with the reserve study, too. The war in Ukraine is affecting everyone. The price of asphalt has gone up. Mod is waiting on a bid package to see what happens.

SEATING OF DIRECTOR

Ms. Paone announced that Rick Saillard was elected by acclamation and is now seated for a 3-year term.

RESIDENTS' FORUM

Resident thanked the Board for their work.

Resident just moved in and wanted to say hello to everyone.

Resident stated Ms. Pollon will be missed. She asked if the new manager will have experience with landscape design. Mr. Donner responded that MOD has a very strong design team to work with the landscape manager.

Resident thanked the Board for their work all year.

Ms. Hildreth moved to appoint Anne Paone as Chair Pro Tem for the Organizational Meeting directly following adjournment of this annual meeting. Ms. Chen seconded and the motion carried without dissent.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:37 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight