

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
FORTY-NINTH ANNUAL MEETING OF MEMBERS
WEDNESDAY, MARCH 4, 2020 AT 9:30 A.M.
DONNER ROOM– EVENT CENTER

The Forty-Ninth Annual Meeting of Members of WALNUT CREEK MUTUAL NO. TWENTY-EIGHT was convened at 9:30 a.m. on Wednesday, March 4, 2020 in the Donner Room, Event Center, 1021 Stanley Dollar Drive, Walnut Creek, California.

ROLL CALL: Present: Richard Saillard, President
 Susan Hildreth, Vice President

Absent: None

GRF Staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager, and Anne Paone, Administrative Secretary.

President Saillard welcomed the 18 residents who were present and then introduced the Board Director and staff.

Mr. Saillard announced to the membership that Virginia Lawson has resigned from the Board of Directors. Anyone interested in serving should contact the Board or Anne Paone in the Mutuals' Board Office.

CERTIFICATION OF NOTICE OF MEETING

Anne Paone read the Certification of Notice of Members' Meeting, attesting that, in accordance with Article 4, Section 4.3 of the Bylaws of said Corporation, notice of the meeting was mailed to all members of record as of February 14, 2020, and that notice of the annual meeting was published in the *Rossmoor News* on February 26th, 2020.

CERTIFICATION OF ELECTION

Anne Paone declared that Susan Hildreth was the sole candidate who came forth as of the deadline of January 13th, 2020, had been declared qualified, was elected by acclamation pursuant to Article 5, Section 5.3 of the Mutual's Voting and Election Rules and is hereby seated on the Board of Directors.

APPROVAL OF MINUTES

The minutes of the Forty-Eighth Annual Meeting of Members held on March 6, 2019 were considered for approval.

A motion was made, seconded, and carried unanimously to dispense with reading of the minutes of the Forty-Eighth Annual Meeting of Members held on March 6, 2019 and approve them as written and reviewed.

PRESIDENT'S REPORT – Richard Saillard

President Saillard reported that there have been many accomplishments this past year. They are as follows:

2019 Accomplishments

- Improved fire safety
 - o Removed the largest concentrations of junipers – still have some relatively large concentrations that need to be removed
 - o Thinned out concentrations of pine trees – one or two more trees need to be removed in 2020
 - o Removed many low lying tree limbs to obtain 12 – 15 of ground clearance – have additional tree limbs to be removed in 2020
- Engaged a Landscape Architect to develop a Long-range (10 year) Landscape Rehabilitation Plan – will start implementing plan this year
- Adopted new or revised policies – Solar Policy, Mutual Elections, Interest on Delinquent Payment and Towing of Illegally Parked Cars
- Sidewalk Grinding – eliminate tripping hazards
- Implemented Composting – Thanks to Susan Eldridge, Isabelle Chen and Susie Chiang for being the stewards of the program.
- Hired a professional service to clean the bins once a month

Plans for 2020

- Replace lights (Jelly Jars), outlets and some wiring in the carports. The new outlets will be GFCI and be better grounded than our current outlets – fire safety, improved lighting
- Inspect electrical panels in all buildings – interior and exterior - fire safety
- Landscape lighting to be replaced in 2021
- Rewrite of Bylaws, CC&Rs and Policies – may need to postpone because the budgeted amount is not sufficient
 - o Attorney's quote did not include policy rewrite (\$2,400)
 - o New California Election Law will increase the cost of elections (\$3,500). New Bylaws etc. Would need to be approved in a Mutual election

Issues We Face

- Maintaining our insurability / fire safety (Insurance has gone up about 50% this year)
- Aging Infrastructure
 - o Replace water lines – already reserve \$35,000 a year to cover 2 units per year
 - o Update electrical panels in buildings – will need to establish a reserve for this.
 - One building done cost \$12,000 so whole project would be 28 X 12,000 = \$336,000
 - o Inspect sewer lines, repair where needed and also upgrade sewer clean-outs from one-way to two way clean-outs to prevent sewage back-up into the units.
 - Need to create a reserve for this
- Need to improve reserve adequacy
 - o In 2019 we were going to be rated marginally adequate until we agreed to increase our reserve allocations by 9% in each year 2020 – 2023. We have already committed to these increases in the following years.

	Mos Res	
	Paymt	Incr
2020	\$189.05	\$15.61
2021	\$206.06	\$17.01
2022	\$224.61	\$18.55
2023	\$244.82	\$20.21

- o Additionally, any new reserves created for 2021 and beyond for electrical panels and sewer line work will have to be funded. The increases in the reserve allocations for these new reserves would be in addition to the increases detailed in the table above.

In 2020 we still have a low coupon compared to rest of Rossmoor.

Number of Mutuals/Projects With Higher Coupons 37

Number of Mutuals/Projects With Lower Coupons 3

VICE PRESIDENT – Susan Hildreth

No report.

FINANCIAL REPORT – Paul Donner

Mr. Donner reported that as of January 31, 2020, the Mutual is \$25,000 better than

budget, with help from the special assessment. Utilities is under by \$5,000. The operating fund has \$72,291.00 and the reserve fund has \$551,099. The balance is very good. Insurance will be over by \$1,361 every month throughout the remainder of the year.

BUILDING MAINTENANCE REPORT – Rick West

Mr. West reported the Board should consider funding for electrical work. There is \$43,000 budgeted for re-piping. Roofing is scheduled between 2021-2024. It will cost \$230,000 every year. The Mutual is saving up now for the DuroLast flat roofs.

Mr. West provided the Board with his report.

LANDSCAPE REPORT – Rebecca Pollon

Ms. Hildreth reported that the Landscape Committee is working very hard and thanked them for doing so. The Mutual engaged an architect from One Twenty-Two West to provide landscape plans. The landscaping in Mutual Twenty-Eight needs to be refreshed. The Mutual will hold a Town Hall Meeting so residents can look at and comment on the plans. The Mutual would like drought-resistant plants. The top priority is to plant areas where Juniper was removed.

Ms. Pollon reported the preliminary plan for landscaping looks great. She hopes that everyone will attend the Town Hall Meeting so they can make comments. The Mutual received \$5,000 in a rebate from EBMUD last year for landscaping.

SEATING OF DIRECTOR

Ms. Hildreth has been seated for a 3-year term ending in 2023.

RESIDENTS' FORUM

There were no comments or questions.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:02 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight