

**NOTICE**  
**AGENDA**

WALNUT CREEK MUTUAL NO. TWENTY-EIGHT  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, 03/27/2024, at 10:30 A.M.  
BOARD ROOM / GATEWAY

1. CALL TO ORDER: Susan Hildreth

ROLL CALL: Susan Hildreth, President  
Don Kurtz, Vice President  
Isabelle Chen, Treas/Secretary

**Motion to Amend Agenda to include:**

- **01-11-24 Board of Director Meeting Minutes\**
- **Building Maintenance**
  - **Work Order Open Detail Reports**
- **Report of Officers – President – Susan Hildreth**
  - **Land Use**

2. CONSENT CALENDAR

MINUTES FOR APPROVAL:

- 03-06-2024 Annual Meeting of the Members
- 03-06-2024 Organizational Meeting
- 01-11-2024 Board of Directors Meeting

3. CERTIFICATION OF REVIEW OF MONTHLY FINANCIAL STATEMENTS

- 12-31-2023
- 01-31-2024
- 02-29-2024

4. REPORT of BUILDING MAINTENANCE REPRESENTATION – *Rick West*

- a. Building Maintenance Report
  - i. Work Order Open Detail Reports

5. REPORT of LANDSCAPE REPRESENTATION

- a. Landscape Maintenance Report – Landscape Manager – *John Tawaststjerna*

6. REPORT of TREASURER – *Treasurer Chen*

- a. Report of \$100k Transfer from Reserves to Operating for 2024 Insurance Payment

7. UNFINISHED BUSINESS

8. NEW BUSINESS – *President Hildreth*

- a. Approval of Final Ballot Package for Bylaws Amendment, CC&Rs Amendment and Special Assessment

b. Approve Appointment of Inspector of Elections

9. REPORT of OFFICERS

a. PRESIDENT – *Susan Hildreth*

i. Land Use

10. STANDING COMMITTEES

a. Social Committee

b. Landscape Committee

11. UNFINISHED BUSINESS

12. MEMBER FORUM - ***3-minute limit on resident comments***

13. ANNOUNCEMENT: NEXT MEETING: Board Meeting, Wednesday, May 22, 2024, at 10:30 A.M. in the Board Room at Gateway.

14. ADJOURNMENT