

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
FORTY-SEVENTH ANNUAL MEETING OF MEMBERS
WEDNESDAY, MARCH 7, 2018 AT 9:30 A.M.
DONNER ROOM– EVENT CENTER

The Forty-Seventh Annual Meeting of Members of WALNUT CREEK MUTUAL NO. TWENTY-EIGHT was convened at 9:30 a.m. on Wednesday, March 7, 2018 in the Donner Room, Event Center, 1021 Stanley Dollar Drive, Walnut Creek, California.

ROLL CALL: Present: Richard Saillard, President
 Carolyn Sheridan, Vice President
 Virginia Lawson, Secretary/Treasurer

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 20 residents who were present and then introduced the Board Directors and staff.

CERTIFICATION OF NOTICE OF MEETING

Virginia Lawson 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 13, 2018 and that notice of the annual meeting was published in the *Rossmoor News* on February 14 and February 21, 2018.

CERTIFICATION OF ELECTION

Anne Paone declared that Virginia Lawson was the sole candidate who came forth as of the deadline of January 17, 2018, 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-Sixth Annual Meeting of Members held on March 1, 2017 were considered for approval.

A motion was made, seconded, and carried unanimously to dispense with reading of the minutes of the Forty-Sixth Annual Meeting of Members held on March 1, 2017 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:

- Painted ½ of the Mutual in 2017 – encountered a lot of dry rot on siding
- Finished 3 year Roofing Project
- Installed 10 year smoke detectors
- Developed landscape rehabilitation plan – drought & underinvestment
 - We would like to remove as much grass from the entryway as possible – replace with shrubs and landscaping
 - Climate is not conducive to grass
 - We need to reduce water usage
 - Please be open to considering removal of grass near your unit
 - If you do elect to have grass, please protect it by remaining vigilant for irrigation problems and rodents digging holes in the lawn. We won't be able to replace it again for 7 or 8 years.
 - Please don't let your pets damage the lawns or landscaping – we want to avoid burn-out spots in grass.
 - This is a 7 year plan to help reduce the financial impact – so be patient. Lawns have been assessed and rated
 - Work has been prioritized to address greatest problems first
 - E11 versus E12
- Updated Resident Directory
- The great water leak mystery – over 2 million gallons since 4/17
 - Fixed 1 water leak, but may still be others
 - Meter was checked at midnight last week and still showing high volume of usage
 - Please be alert to the sound of running water in your unit when there are no faucets open.
 - Developed a process for quicker identification of water leaks

Challenges for the Future

- Aging Infrastructure – approximately 50 years old - costly to repair and replace
 - Water lines in buildings – board has decided that when water pipe leaks are identified, we will re-pipe the entire building
 - Irrigation system – updating as landscape rehabilitation takes place
- Rising material and labor costs – partially driven by demand for laborers to rebuild areas affected by natural disasters
- Need to Update CC&R's sometime in the future – ensure compliance with Davis-Stirling Act

VICE PRESIDENT – Carolyn Sheridan

Ms. Sheridan did not have a report, but she did comment that she was pleased the membership roster has been updated.

SECRETARY/TREASURER – Virginia Lawson

Ms. Lawson reported that the Valentine's lunch was close to breaking even. They will be reviewing it because the turn-out isn't quite what was expected. They do want to keep the barbecue party in the summer.

FINANCIAL REPORT – Paul Donner

Mr. Donner reported that as of January 31, 2018, the Mutual is in great shape. The operating fund has a balance of \$63,849 and the reserve fund has a balance of \$524,783 for a total of \$588,633. Last year the total balance was \$675,883. The Mutual has done a lot of work. The Mutual is better than budget by \$2,472. It is early in the year so it is hard to tell the final outcome, but the Mutual is right on budget. EBMUD has an increase to begin in July. The Mutual did budget for that increase.

BUILDING MAINTENANCE REPORT – Rick West

Mr. West reported the following:

INFORMATION ITEMS:

1. 2018 Phase II Dry Rot Rehab and 2018 Phase II Painting was awarded to Five Star Painting and Construction. Contract total for both is \$117,500.00.
Mr. West reported that the painting will start and notices will go out. There is \$130,000 in the budget for painting and the bid came in under.
2. Asphalt seal coat out to bid. Bid deadline March 30th. Budget \$22,219.00.
3. 2205 PT #1 – Re piping due to under slab domestic water leak. Contractors: Davis Plumbing and Five Star - Total cost \$18,000.00 (Completed).
4. 2013 PT #2 – Old DuraLast roof leak. Five Star re textured and painted stain. Cost \$975.00. (Completed).

There is \$1,500 in the budget for signage. Mr. Saillard will look at entry signs. Mr. Saillard asked Mr. West to get an estimate for a second gutter cleaning.

LANDSCAPE REPORT – Rebecca Pollon

Ms. Pollon reported the following:

LAWN REHABS and WATER CONSERVATION

Mutual 28 has begun a multi-year lawn renovation project where the worst lawns are being selected for removal or replacement.

Areas where lawn has little chance of thriving (areas in deep shade or impacted by tree roots) area being replaced with landscaping which will save water and resources. Very small and awkwardly shaped lawns are also being removed due to the inability to efficiently irrigation without overspray.

Where turf is particularly valuable but in a state of disrepair the old grass will be removed and replaced with modern blends of sod.

IRRIGATION

As new lawns and landscapes are installed we are taking the opportunity to bring the irrigation up to the most modern, water conserving standards suitable for each application. For example, each lawn replacement will also have the water delivery system upgraded from spray heads to MP rotator nozzles which conserve water and result in healthier landscapes.

TREE REMOVALS

4 Liquidambar trees adjacent to 2037 will be removed as they are giving rodents access to the roof, 1 dying Pear tree next to 2029 and a declining Pine tree on the hillside at 2109 will also be removed.

WORK ORDER DESK

By phone: **988-7650**

By email: WORKORDER@ROSSMOOR.COM

SEATING OF DIRECTOR – Rick Saillard

Mr. Saillard reported that Virginia Lawson is officially seated on the Board of Directors and congratulated her on her 3-year term.

UNFINISHED BUSINESS

Mr. Saillard reported that the GRF emergency operation plan is on the Rossmoor website.

NEW BUSINESS

None

RESIDENTS' FORUM

Resident reported that the irrigation doesn't work to water the plants in front of her building. Ms. Pollon took her address. She reminded the members to call the work order desk and not wait until a meeting.

Resident asked if the strips of lawn will be removed.

Resident asked if the Board has discussed solar panels. Mr. Saillard reported that there is some discussion in the CC&Rs and policies about solar. This is an individual issue.

Resident asked if Entry 12 and the hillside are in the budget for rehab. Ms. Pollon reported that they have not addressed this area yet.

Resident asked if there is money in the budget for everyday maintenance. Ms. Pollon reported that there is a separate budget for plant replacements, etc. Mr. Saillard stated that they do a landscape walk and decide what work they will do based on what they see.

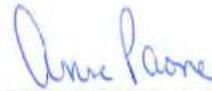
Resident asked if the Mutual will do composting. Mr. Donner reported that Contra Costa County would love for Rossmoor to have organic composting. MOD is taking

baby steps and concentrating on downsizing bins right now. There is a pilot program in SWCM and TWCM for organics. Mr. Saillard reported that people still have trouble putting items in the correct bins. It appears that some caregivers don't follow the rules.

Resident thanked the Board for their work.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:15 a.m. to an Organizational Meeting to elect officers.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Twenty-Eight