

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
FORTY-SEVENTH ANNUAL MEMBERSHIP MEETING  
WEDNESDAY, SEPTEMBER 18, 2019 AT 9:30 A.M.  
FAIRWAY A & B ROOMS - CREEKSIDE CLUBHOUSE  
1006 STANLEY DOLLAR DRIVE, WALNUT CREEK, CALIFORNIA

President Carl Pischke called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 18, 2019 at 9:30 a.m. in the Creekside Clubhouse, Fairway A & B Rooms, 1006 Stanley Dollar Road, Walnut Creek, California.

ROLL CALL: PRESENT:	President	Carl Pischke
	Vice President	John Herron
	Treasurer	Ron Reece
	Secretary	Evan Spinrod

Absent:	Director	Al Fantegrossi
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MOD staff was represented by Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary. Paul Donner, Director of Mutual Operations arrived at 9:45 a.m. from attending another meeting.

President Pischke welcomed the twenty-five residents in attendance.

Mr. Pischke introduced the Board members and their positions.

CERTIFICATION OF NOTICE OF MEETING – Anne Paone, Assistant Secretary

Ms. Paone certified that notices of the Annual Membership Meeting were published in the *Rossmoor News* on August 14<sup>th</sup> and August 21<sup>st</sup> and a notice was sent to the membership on August 30<sup>th</sup>, 2019.

APPROVAL OF MINUTES

Mr. Pischke asked for any corrections to the minutes of the September 12, 2018 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

MUTUAL THIRTY IN REVIEW

Mr. Pischke thanked the residents for allowing him to serve on the Board for the past the years. He enjoyed helping the residents.

He thanked John Herron for his service on the Board and as President. He served for 14 years. He has done so much and taken care of the budget, kept the coupon low and kept everything in good repair.

John Herron commented that the Board is there to serve the residents. He enjoyed serving and reminded everyone that if they see anything, they should contact the Board first before MOD. The Board may be able to take care of it.

Mr. Pischke reported that they took the shingles off at 2909 and 2857 Ptarmigan. There was no moisture damage. The light fixtures were changed at 2809 and 2857 Ptarmigan. The globes were too high. Next year they will be replacing shingles on some of the

buildings. They will repaint the 2-story buildings. He thanked everyone for attending.

### MOD REPORT

Mr. West reported as follows:

#### 2019 COMPLETED PROJECTS

1. In 2019 work was completed for New Light Fixtures for 2809 & 2857 –  
Contractors: Sang Electric and MOD  
Cost - \$1,400.00 included material and installation of 5 New Lighting fixtures.
2. In 2019 work was completed for Siding Replacement & Painting of Buildings:  
2809 PT and 2825 PT. Contractor: A One Construction - Cost \$74,586.00 - plus  
Permit cost \$3,859.00 - Total cost \$78,445.00.

#### 2020 PROPOSED AND SCHEDULED PROJECTS

1. Starting in January 2020 - A new Gutter cleaning company was hired by the mutual. Contractor: PGS Professional Gutter Services - The new 3 year contract will hold pricing flat. This includes cleaning of all building and carport gutters and downspouts.  
Total cost \$3,770.00 Annually.
2. Proposed work scheduled to begin in Spring 2020 includes:  
Siding Replacement & Painting of Buildings:  
2833, 2857, 2841, 2801, 2865, and 2873 . Contractor: A One Construction -  
Cost \$132,668.00.

### FINANCIAL REPORT

Mr. Donner discussed the GRF budget. There may be an increase of \$13. This would include cable T.V. This is not finalized yet. The fire insurance is budgeted at 15% higher for the Mutuals. Residents were advised to make sure they have homeowner's insurance. Insurance will cover any damage from your manor to another manor. Mr. Donner thanked John Herron for all of his service to the Mutual.

### COMMITTEE REPORTS

Landscape (Linda Herron) – Ms. Herron gave the following report:

Raul from Terra Landscaping has left the Mutual. He has received a much deserved promotion to supervisor in this area. He is currently training workers and is overseeing our new gardener Daniel.

Fire Abatement: PG&E continues to clear areas of concern around the power lines above us. Mr. Pischke has stepped in and convinced our neighbors in Entry 16 and

Entry 12 below us to contract for much needed fire abatement work on their trees that are too close to our buildings. That work will begin the first week of October. Waraner Bros. will be removing the pear tree behind the carport at 2881-2 and 2885-1 Ptarmigan and the tulip tree at 2921-1 Ptarmigan at that time.

Lawn Reduction: To date, we have removed small sections of lawn in about 18 areas. That process is finished and Terra has contacted our lawn maintenance contractor for a price adjustment. They granted us a 60.00 per month reduction retroactive to last January.

Mr. Pischke commented that he has thoroughly enjoyed working with Linda Herron.

Emergency Preparedness (John Herron) – Mr. Herron had no report.

Building (Evan Spinrod) – Mr. Spinrod reported that he changes light bulbs. He recommends that everyone purchase the Handyman Service. They do quite a bit of work.

New Resident Greeter (Lynda Caputo) – No report.

Social (Roseanne Wright) – Ms. Wright reported that she has been on the committee for 11 years. She finally has some people helping her. She stated that she appreciated John and Linda's service. They have been wonderful. Sunrise Bistro will provide the food for the Holiday party.

Mr. Reece left the meeting at 10:30 a.m.

Recycling (Rica Motoyoshi) – Ms. Motoyoshi reported that it is helpful if you line the green pail with old newspapers. It helps with leaks. She would love to have volunteers to clean the green compost carts. Wednesday is the pick-up day for composting. Recycling blue bins are for clean dry glass jars, aluminum cans, foil, plastic bottles, and cardboard. Do not throw tied plastic bags in with recyclables. You can put plastic bags into a larger plastic bag and then tie it up. Milk cartons go in the landfill. They are not recyclable. Grocery receipts are not recyclable. They also go in the landfill. Rubber bands go in the landfill. Plastic bottle caps go in the landfill. Plastic straws go in the landfill. Styrofoam goes in the landfill.

## RESIDENTS' FORUM

A resident reported that painters left paint on some bushes. Landscape will take a look. A resident thanked the Board and Linda Herron for their work. A resident thanked Mr. Pischke for taking care of rodents in her house.

A resident commented that she loves Mutual 30 and thinks it is managed very well.

## ANNOUNCEMENT OF ELECTION RESULTS

Mr. Pischke reported there were three candidates, Lynda Caputo, Patricia Fail, and John Herron that came forward and were deemed members-in-good-standing. Ballots were tabulated at a noticed meeting on September 11, 2019. There were 60 ballots received. Two ballots were invalid for a total of fifty-eight valid ballots.

Ms. Caputo received forty-six votes, Ms. Fail received forty-one votes and Mr. Herron received twenty-seven votes. Ms. Caputo and Ms. Fail were elected to serve on the board for a three-year term and were seated at the meeting.

Mr. Spinrod presented Mr. Pischke with a gift.

ANNOUNCEMENTS

Mr. Pischke reported the next Board meeting will be on Wednesday, October 30<sup>th</sup> at 9:30 in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:00 a.m. to an Organizational Meeting to elect officers.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Thirty