

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FORTY-THIRD ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 16, 2015 AT 9:30 A.M.
FAIRWAY A & B ROOMS - CREEKSIDE CLUBHOUSE
1006 STANLEY DOLLAR DRIVE, WALNUT CREEK, CALIFORNIA

President John Herron called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 16, 2015 at 9:30 a.m. in the Creekside Clubhouse, Fairway A & B Rooms, 1006 Stanley Dollar Road, Walnut Creek, California.

ROLL CALL: PRESENT:	President	John Herron
	Treasurer	Harriett-Lee Keller
	Director	Lynda Caputo

Absent: Excused	Vice President	Carl Pischke
	Secretary	Roseanne Wright

MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager and Anne Paone, Administrative Secretary.

President Herron welcomed the seventeen residents in attendance.

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 19, 26, and September 2, 2015 and a notice of the Annual Meeting was mailed to the membership in accordance with Article 4, Section 4.3 of the Bylaws of said corporation to all members of record as of September 1, 2015.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the September 17, 2014 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Herron thanked all of the Mutual Board Directors and all of the committee coordinators for all of their help and dedication this year. Without their help, he felt the Mutual would not be as well taken care of as it is. He reported that Roseanne Wright did not run this year and she wants to spend more time traveling with Bob. She has agreed to continue to be the social chairperson.

There have been two expenditures in 2015. The Mutual did an additional six Santa

Clara roofs again this year and are hoping to do 2 more roofs in 2016. This will be all of the Santa Clara roofs and the Mutual is hoping to build up the reserve in 2016.

Roofs were not supported properly so when the roof is opened, supports are being installed.

The other was to have some concrete work done on the sidewalks and ditches and to make some repairs that needed to be done around the Mutual.

The water usage was slightly high, but it was still reduced by 39% since 2013. Most of the water usage is due to landscaping. The lawns and plants are looking healthy.

The Board had a meeting with Mutual Operations Staff to begin the 2016 budget process on September 15th.

The Golden Rain Foundation had meetings last week to hear staff presentations of their proposed budget. That part of the Mutual monthly coupon is out of the Mutual's control. At this point, the increase will be around \$3.36.

The Board will continue to work to keep the coupon low.

The Board will have the budget finalized by the end of October.

MOD REPORT

Mr. West reported that the Board is waiting for the final 2016 Hesling reserve study report. This is a study that tracts the components of the Mutual and suggests a monetary amount for the eventual repair or replacement of those components based on a 30-year cycle.

The 2016 roofing project will go out to bid in a few months.

Gutter cleaning will be done in January. Painting is scheduled for 2017 and the Helsing reports estimates the cost to be about \$80,000. The asphalt sealcoat should be done in 2018. The cost to replace asphalt in today's dollars would be \$117,000. It is listed for 2023, but it may not last that long.

Mr. Herron stated that the reserve report is required per the Davis-Stirling Act. The Mutual gets a report every year and it lists the life cycle of a component. The Board uses this report when planning the budget.

Mr. Herron explained the Mutuals' insurance agreement. He stated that the Mutual that has the event, such as a fire, pays the first \$10,000 and the Mutuals share in the \$90,000 balance.

FINANCIAL REPORT

Mr. Donner reported that the operating fund has \$50,639 and the reserve fund has \$280,711. The total is \$331,361. Building maintenance is over budget by \$4,000 and landscape is over budget by \$1,700. The Mutual is under YTD by \$3,308 which is really

due to the lower rate of insurance and the Mutual is under in utilities by \$3,080.

COMMITTEE REPORTS

Landscape (Linda Herron) – Ms. Herron reported the landscaping is healthy in spite of the drought. The lawns will survive this temporary situation green up again when we get some rain.

The trees on the property adjacent to the Mutual have all been trimmed and the bush has been removed.

There have been many improvements this year:

- Completed the hedges along the sidewalks by replanting those in front of 2809.
- Planted a boxwood hedge behind the two stories 3809 thru 2833.
- New crape myrtle tree replaces a broken one in front of 2865.
- Replaced a dying one behind the carport there.
- Root infested lawn around the park across from 2885 was removed and replaced with bark.
- Dying lawn under the oak was also replaced with bark and boulders.
- Lawn in front of 2921 #3 was replaced with gravel and shrubs.
- Lawn behind the carport at 2889 and 2893 also root infested was replaced with gravel.
- Several yards of bark and gravel have been added to existing areas.
- Shrubs have been planted in many areas around the entry.

Raul has been working very hard to keep up with our fast growing shrubs and re-emerging weeds. He continues to work hard and fast.

We have no plans to remove any more lawns at this time. Hopefully, we will get a good rain out of the expected El Nino this winter and our lawns will green up and trees will get nourished.

Emergency Preparedness (John Herron) – Mr. Herron reported that September is National Preparedness month. The Mutual has some good drills for emergency preparedness. Some items are put away in bins for emergencies. He reminded everyone to keep pills and medical information handy. You should have a supply that will last at least 7 days. The membership should use their signs that say Okay or Help for the window. The Mutual has 7 or 8 CERT members. Everyone will be advised if they need to evacuate.

Building (Carl Pischke) – No report.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that there was one new resident since the last meeting. A few homes are up for sale.

Social (Roseanne Wright) – Mr. Herron reported that the next party is the holiday party in December. Roseanne Wright will remain as the Social committee chair.

RESIDENTS' FORUM

A resident thanked the Board and Linda for their good work.

A resident had a question about the wall on the corner of Ptarmigan and Tice Creek. Mr. Donner explained that the wall had to go through a second geo technician design. It went to the City of Walnut Creek yesterday. They should have a permit within a week. The project will be completed within a few weeks.

A resident didn't think the Mutual needs to increase the reserves.

A resident asked what the purpose of the open area behind entry 17 on Ptarmigan is for. Mr. Donner replied that there is no purpose. It looks like maybe they were thinking of doing an additional building, but never did it.

There were some questions about El Nino. Mr. Perona will make sure that ditches are clear. Mr. Donner reported that they will have sand bags to put out if necessary. MOD knows how to handle El Nino.

A resident asked about having solar panels on the flat carport roofs. The carports would need to have metal frames added to them. Mr. Donner asked if the Mutual as a group wants to install solar or just let individuals do so.

There was some discussion on solar panels. Mr. Donner advised the Board that this can be a complicated process for the Mutuals.

GRF is considering having a solar field that would tie in to a meter to MOD. This meter would then affect all meters to the clubhouses. The power company would sell the power to MOD at a reduced rate.

ANNOUNCEMENT OF ELECTION RESULTS

Mr. Herron announced that incumbent Lynda Caputo and new board member Janet Thoele were elected by acclamation.

NEW BUSINESS

None

ADJOURNMENT

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

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual No. Thirty