

**WALNUT CREEK MUTUAL 39
ANNUAL MEETING OF THE MEMBERS
TUESDAY, MAY 25, 2021 AT 1:00 PM
ZOOM MEETING**

Zoom instructions: To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/91625830331> or use the meeting ID: 916 2583 0331. You will see a few prompts to click on such as allowing “the page to open zoom.us,” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on. If residents just want to hear the deliberations, they can dial 669-900-6833 on any phone, and they will be prompted to enter the meeting ID: 916 2583 0331.

Agenda

Call to Order

Introductions

Claire Wolfe – President
Al Guskin – Vice President
Bill Claussen – Treasurer
Mike Dwyer – Secretary
Jennifer Mu – Director at Large

Committee Chairs: Jean Fasholz, Landscape; John Rice, Governing Documents; Bill Claussen, Budget and Finance; Mike Dwyer, Communications; Victoria Haket, Recycling; and Jenifer Mu, Building Maintenance/Alterations.

MOD Staff: Kelly Maki, Board Services Coordinator; Clayton Clark, Building Maintenance Manager; Paul Donner, Director of Mutual Operations.

Approval of Minutes

1. Annual Meeting Minutes from May 27, 2020

Director Election

There are no director terms expiring in 2021, therefore no director election was needed.

Resident’s Forum

Approval of IRS Resolution

President’s Report

Committee Reports

1. Budget and Finance Committee – Bill Claussen
2. Landscaping Committee – Jean Faszholz
3. Building Maintenance/Alterations Committee – Jennifer Mu
4. Communications Committee – Mike Dwyer
5. Recycling Committee – Victoria Haket
6. Governing Documents Committee – John Rice

Budget Overview – Paul Donner

Announcements

An organizational meeting of the Board will directly follow the annual meeting. The next scheduled Board Meeting will be held on Tuesday, August 17, 2021 at 1PM.

Adjournment to Organizational Meeting

**WALNUT CREEK MUTUAL 39
ORGANIZATIONAL MEETING OF THE BOARD
TUESDAY, MAY 25, 2021 DIRECTLY FOLLOWING ANNUAL MEETING
ZOOM MEETING**

Agenda

Call to Order

Selection of Officers

1. President
2. Vice President
3. Treasurer
4. Secretary
5. Director at Large

Appointment of Joel Lesser as Assistant Treasurer

Appointment of Christine Conti as Assistant Secretary

Appointment of Committee Chairs and Members

1. Budget and Finance Committee
2. Landscaping Committee
3. Building Maintenance/Alterations Committee
4. Communications Committee
5. Recycling Committee
6. Governing Documents Committee

Updated Rules and Regulations Review Member Comments and Vote on Adoption

1. 40.0 Occupancy of a Manor
2. 40.0-A Occupancy of a Manor
3. 59.0 Hard Surface Flooring
4. 60.0 Balconies, Patios, and Roofs, Restrictions on Uses
5. 69.0 Fireplaces
6. 72.0 Wildlife, Feeding
7. 75.0 Conflicts, Resolution of Local Conflicts
8. 93.0 Rules for Use of Storage Containers

Other Business

1. Approval of Updated Rules and Regulations (Batch 4) for Comment Period

Member's Forum

Adjournment