



WALNUT CREEK MUTUAL NO. FORTY
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 29th, 2024, AT 1:00 P.M.
MPR #3 – GATEWAY CLUBHOUSE
1001 GOLDEN RAIN RD – WALNUT CREEK, CA 94595

AGENDA

Call to Order

Roll Call of Directors

Susie White – President
Greg Gould – Vice President
Gayl Westendorf – Treasurer
Nancy Herney – Secretary
Kathy Parish – Director at Large

MOD Staff:

Jeroen Wright, Director of Mutual Operations
Clayton Clark, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Approval of Minutes

1. Board Meeting Minutes of January 18th, 2024
2. Executive Meeting Minutes of January 18th, 2023
3. Special Emergency Meeting Minutes of February 15th, 2024

President's Report

Treasurer's Report

1. Review of Most Current Financial Statements
 - a. Motion to certify compliance with §5500 by review of the monthly financial reports by all Board Members
2. Finance/Audit Committee Report – Gayl Westendorf

Committee Reports

1. Landscape Committee – Kathy Parish and Shari Carroll
2. Governing Documents Committee – Nancy Herney
3. Building Maintenance Committee – Susie White/Clayton Clark
4. Alterations/Architectural Review Committee – Greg Gould
5. Emergency Preparedness Committee – Kathy Parish
6. Recycling and Green Committee – Stan Wells

Old Business

New Business

1. Motion to request support for the development of the Entry 2 Meeting Area and allocating \$6,000 for hardscape and new trees
2. Adoption of proposed Operating Rules
3. Motion to appoint Fred Kern chair of Building Maintenance Committee
4. Approve recording of lien on Unit of Owner account no. 40040059 for delinquent assessments and related charges
5. Amendment of insurance provisions in CC&Rs
6. Additional investment of reserve funds

Member's Forum

Announcements

The next Board Meeting is scheduled for Thursday, March 28th, 2024, at 1pm, in the Fairway Room at Creekside. This will be the Annual Meeting of the Members and the Organizational Meeting of the Board.

Adjournment

Executive Session. If necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.
