



Walnut Creek Mutual Forty (Mutual 40)

**MUTUAL 40 - ANNUAL MEETING MINUTES
THURSDAY, FEBRUARY 24th, 2022, AT 2:00 P.M.
ZOOM MEETING**

Call to Order

President Yearout called the Annual Meeting of the Members to order at 2:00 p.m.

Directors Present

Gery Yearout, President
Joe Tracy, Vice President Scott Graff, Treasurer
Susie White, Secretary Greg Gould, Director

Also Present

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director, Clayton Clark, Building Maintenance Manager and Lucy Limon, Board Services Coordinator.

Certification of Meeting

Assistant Secretary Lucy Limon, certified that a call for candidates was published in the November 16th, November 23rd, November 30th, editions of the Rossmoor News. Incumbent Greg Gould agreed to run for another 2-year term. In accordance with corporation's code 7511 (b), a notice of the Annual meeting was also mailed to the membership on February 8th, 2022.

A second notice was mailed to residents on December 8th, 2021. Kathy Parish submitted a candidate statement and will be appointed by acclamation at the Organizational meeting directly following the Annual meeting.

Announce Election Results

- a. Greg Gould
- b. Kathy Parish

There were two (2) open seats for this years' election and two (2) candidates. Therefore, the Board will be appointing Greg Gould and Kathy Parrish for a two (2) year term at the Organizational Board Meeting.

Approval of Meeting Minutes

President Yearout asked if there were any additions or corrections to the following sets minutes:

- a. Annual Meeting MinutesFebruary 12th, 2021
- b. Organizational Meeting Minutes.....February 12th, 2021

A motion was made to approve the above sets of minutes.

Moved, Seconded, Carried 5-0

Members Forum

Residents were afforded the opportunity to express their general concerns and make comments.

No comments were made.

President’s Report

President Yearout reported that covid will soon be a thing of the past as more is opening up. We are still in a drought so please be mindful of water usage. Gery expressed that she believes this will be a great year for M40, as the more difficult issues have been addressed.

Report of Committees

i. Finance/Audit Committee

Scott Graff gave the following report:

P40:

Operating: \$132K

Reserve: \$1,250,507

P41:

Operating: \$83,35

Reserve: \$496,187

Overall, M40 is has had a very good financial year. The Mutual is better than budget in almost every category. The only issues have been changing the name on the account from TWCM to the now Mutual 40.

ii. Landscape Committee

Susie White reported on the following:

There is 1 coordinator per entry. The next MOD days will be April 21-29. The majority of those dates will be spent mulching entries 9 and 10. Any extra time will be spent removing the junipers. Waraners tree inspections will be taking place in the fall. The committee has a very active schedule for 2022.

iii. Governing Documents

No report.

iv. Building Maintenance

Joe Tracy reported on the following:

In March a matrix was created by the committee this project will always be a work in progress.

In May SB326, deck inspections, where worked on, this project is now completed. Also in May, aluminum wires were changed to copper. Windows standards have also been created and voted on; this eventually will become a policy once reviewed by the gov docs committee.

In August, a BBQ standard was passed that does not allow charcoal BBQ's. There is no BBQing on spare the air day. Eventually, this will also be a policy.

v. Alterations Committee

No report.

vi. Emergency Preparedness

No report.

Announcements

Organizational Meeting of the Board to follow immediately after adjournment. The next Regular Board meeting will be held on March 17th, 2022, at 2pm in the Clubroom at Creekside.

Adjournment

The Annual Meeting adjourned at 2:51 PM.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes.

Lucy Limon

Assistant Secretary
Mutual 40
