



## Walnut Creek Mutual Fifty-Five (Mutual 55)

### **FIRST ANNUAL MEETING MINUTES OF THE MEMBERS WEDNESDAY, JANUARY 20, 2021 AT 10:00 A.M. ZOOM MEETING**

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#### **Call to Order**

Kelly Boruszewski called the First Annual Meeting of the Members of Walnut Creek Mutual 55 to order at 10:03 a.m.

#### **Directors Present**

Kelly Boruszewski  
Kris Carey  
Rob Ingalls  
Joe Pehl  
Bobbie Richards

#### **Also Present**

Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Clayton Clark, Building Maintenance Manager; Kelly Maki, Board Services Coordinator; and Rick Chakoff, Chief Financial Officer

#### **Residents' Forum**

Residents were afforded the opportunity to express their general concerns and make comments. No comments were made.

#### **Formation of Mutual Business**

a. Election results of CC&RS

On January 19, 2021, 53 of 66 Members voted in approving the adoption of the proposed "Restated Declaration of Covenants, Conditions, and Restrictions of Walnut Creek Mutual Fifty-Five (Mutual 55)". As such, the vote on Mutual 55's Declarations surpassed the requirements under Article Twelve of Third Mutual's operative CC&RS, and Article Twelve of Mutual 55's CC&RS. **As such, the "Restated Declaration of Covenants, Conditions, and Restrictions of Walnut Creek Mutual Fifty-Five (Mutual 55)" are adopted.**

b. Election results of Bylaws

On January 19, 2021, 53 of 66 Members voted in approving the adoption of the proposed "Bylaws of Walnut Creek Mutual Fifty-Five (Mutual 55)". As such, the vote on Mutual 55's Declarations surpassed the requirements under Section 1(d) of the Disengagement Agreement with Third Mutual and Article Twelve of Mutual 55's CC&RS. **As such, the "Bylaws of Walnut Creek Mutual Fifty-Five (Mutual 55)" are adopted.**

c. Election results for Board of Directors.

On January 19, 2021, the Membership voted 53 for Kelly Boruszewski, 50 for Kris Carey, 49 for Rob Ingalls, 52 for Joe Pehl, and 48 for Bobbie Richards. As such, the vote

count for each of these candidates surpassed the requirements under Section 5.5.2 of Mutual 55's Bylaws.

**Adjournment to Organizational Meeting**

Kelly Boruszewski adjourned the annual meeting of the members' at 10:06 a.m. and the Board moved into an Organizational Meeting.

**Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Annual Members' Meeting.



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Assistant Secretary  
Mutual 55