

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX

THIRTIETH ANNUAL MEETING OF THE MEMBERS
WEDNESDAY, OCTOBER 16, 2019 AT 9:30 A.M.
BOARD ROOM AT GATEWAY CLUBHOUSE

The Thirtieth Annual Meeting of Members was convened by President Robert Ward, on Wednesday, October 16, 2019 at 9:30 a.m. in the Board Room at Gateway Clubhouse, 1001 Golden Rain Road, Rossmoor, Walnut Creek, California.

ROLL CALL: PRESENT: Robert Ward – President
Nancy Richardson – Vice President
Gini Voelkel – Treasurer/Secretary

EXCUSED: None

Representing Mutual Operations Division were Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Operating Officer; Rick West, Building Maintenance Supervisor; Rebecca Pollon, Landscape Manager, and Anne Paone Administrative Secretary.

Jo Ann Cooper attended to help with the presentation of the proposed 2020 budget.

Assistant Secretary Anne Paone verified that a quorum was present with 20 of the 37 households represented in person. The presence of 13 households was required to establish a quorum.

CERTIFICATION OF NOTICE OF MEETING

Assistant Secretary Anne Paone certified that notice of the annual membership meeting was published in the *Rossmoor News* on September 18th, 25th and October 2nd, 2019, and a copy of the notice was sent to all members of record on September 30, 2019, in accordance with Article 4, Section 4.3, of the Bylaws of said corporation.

Mr. Ward advised that the minutes of the Twenty-Ninth Annual Meeting of Members and the Organizational Meeting held on October 17, 2018 were read and found to be accurate by the Board of Directors. Accordingly,

a motion was made, seconded, and carried to approve the minutes of the Twenty-Ninth Annual and Organizational Meetings held on October 17, 2018 as written and reviewed.

OFFICERS' REPORTS

President: Mr. Ward reported on Mutual Fifty-Six's accomplishments.

- Constituted fully functioning board
- Maintained financial stability
- Completed underfloor inspections
- Began significant turf remediation
- Finished safety tree/shrub trimming

Plans:

- Update governing documents
- Finish front lawn re-turfing

- Begin aesthetic tree trimming
- Replace streetlight fixtures
- Clean gutters twice

Vice President: Ms. Richardson reported that the state has made changes that affect the CC&Rs. They hope to send them out after the first of the year. The Board will schedule a Town Hall meeting to review them. The membership votes on the changes.

Treasurer: Ms. Voelkel reported that at the end of September, the operating fund had a balance of \$43,547. The reserve fund had a balance of \$216,888. There is about \$77,000 in outstanding invoices.

PRESENTATION OF 2020 BUDGET

Mr. Donner presented the proposed 2020 budget. He reported that there are 3 parts to the budget. The operating fund is for day-to-day items. The reserve fund is for major items such as painting and roofing. The GRF portion is for maintaining the Trust properties and providing cable to residents.

The management fee will increase by \$2.07 due to COLA (Cost of Living Adjustment). The total Building Maintenance & Public Works will increase by \$5.97, mostly due to the increase in gutter cleaning.

Landscape will decrease by \$5.65. Landscape rehab has been shifted to reserves. Insurance will increase by \$32.47. This is due to the additional increase from 2019 and the increase for 2020. Insurance has gone up due to the Rossmoor events and the fires all over California. Total Utilities will decrease by \$14.47. The total Mutual assessment will be \$37.32. The total GRF assessment will be \$12.68. The total basic assessment will be \$50.00 per manor per month. The monthly coupon will be \$1,251.00 per manor per month.

Mr. Donner reported that the average increase for the Mutuals is about \$55.00.

REPORTS OF COMMITTEES

Building Maintenance – Mr. Webster reported that a few gates need repairs due to rotted posts or problems with hinges. The worse ones will be done first, based on the budget and available funds. Some sprinklers will be addressed because they are sprinkling on the buildings. Mr. Webster believes there needs to be accountability and transparency for repairs and work being done. It would be nice to have more volunteers to help the Mutual and the Board.

Finance – Mr. Webster reported that the finances are doing well and the Board has control of them.

Landscape – Ms. Pollon reported that Carlos is planting on the Berm. Plants are being added where needed. Some lawns have been removed and replaced. A tree management plan is being created. The Mutual can then budget more effectively. It will be a 3-year plan. They are also working on the resident wish list. Everything will be done.

Ponds – Mr. Samuels is absent, so no report.

Emergency Preparedness – Mr. Samuels is absent, so no report.

Social – Ms. Egdal reported the Holiday party is on Dec. 2nd at the Dollar Clubhouse. Flyers will be sent out.

RESIDENTS' FORUM

Resident asked about an emergency plan.

Robert W. – He will speak to Harvey Samuels about it.

Resident asked about lamps. The poles need to be addressed, too. The light fixtures on the garage doors need attention.

Gini V. – This will be looked at, too.

Mr. Ward reminded everyone that if they can switch the light on from inside their home, it belongs to them.

NEW BUSINESS

Election of Director: Anne Paone reported the following:

I, Anne Paone, Assistant Secretary of WALNUT CREEK MUTUAL FIFTY-SIX (Lakeshire), pursuant to California Civil Code § 1363.03, do hereby declare that the foregoing result of the election for Director of WALNUT CREEK MUTUAL FIFTY-SIX (Lakeshire) is in order and that the following person has been elected by acclamation of the membership to serve for a three-year term:

Robert Ward

ANNOUNCEMENTS

The next regular meeting of the Board of Directors is scheduled for Wednesday, January 15, 2020 at 9:30 a.m. in the Board Room in Gateway complex.

ADJOURNMENT

Having no further business, the Thirtieth Annual Meeting of Members adjourned at 10:20 a.m. to an organizational meeting.



Anne Paone, Assistant Secretary
Walnut Creek Mutual Fifty-Six