

**MUTUAL FIFTY-SIX**  
**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**  
**Wednesday, November 6, 2024, at 10:00 a.m.**  
**Meeting Conducted In-Person**  
**Board Room / Gateway Clubhouse**

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**MINUTES**

**Call to Order**

President pro tem Anna Rocha called the meeting to order at 10:00am

**Roll Call of Directors**

Bob Ward – President  
Don Jennings – Vice President - excused  
Tim Walker – Treasurer/Secretary

**Mutual Operations Staff**

Jeroen Wright – Mutual Operations Officer  
Todd Arterburn – Chief Financial Officer – excused  
Rick West – Sr. Building Maintenance Manager -excused  
John Tawaststjerna – Landscape Manager- excused  
Anna Rocha – Board Services Coordinator

**Inspector of Election Report**

Thomas Palmer was the Inspector of Election for the 2024 Election of Directors for Mutual 56. Thomas was assisted by Gene and Gini Voelkel in opening, inspecting and counting all ballots. There were no abstentions and there were no negative votes. All ballots counted were 100% in favor of electing Don Jennings and Tim Walker to the Board of Directors

Ballots Counted - 25

Invalid Ballots – 0

Don Jennings – 25 Yes Votes | 0 No Votes

Tim Walker – 25 Yes | 0 No Votes

**Election of Officers**

*Bob Ward made a motioned to appoint himself as President, Don Jennings as Vice President, and Tim Walker as Treasurer/Secretary for 2025; Tim Walker seconded. The motion passed passed. (2-0)*

Newly elected president Robert Ward then assumed control of the meeting.

**Appointments**

*President Ward made a motion to appoint Todd Arterburn as Assistant Secretary and Anna Rocha as Assistant Secretary for Mutual 56, Tim Walker seconded. There being no discussion, the motion passed. (2-0)*

## **Consent Calendar**

- a. Board of Directors Regular Meeting – July 17, 2024

*President Ward made a motion to approve the July 17, 2024, minutes as submitted; Tim Walker seconded. There being no discussion, the motion passed. (2-1).*

## **Old Business – Bob Ward**

None.

## **New Business – Bob Ward**

- a. **Board to consider approval of the 2025 Draft Budget**

President Ward reported that there was a meeting in October where Jeroen Wright went through the 2025 Annual Budget line by line. President Ward asked the Board if there were any questions regarding the items that were discussed at this meeting.

*President Ward made a motion to approve the 2025 Annual Budget as presented at the 2024 Annual Meeting noting this included an 8.6% increase making 2025 Annual Coupon amount with a total 2025 coupon of \$1,650.00; Tim Walker seconded. There being no discussion, the motion passed. (2-0)*

- b. **Board to consider approving the amended Policies and Rules**

President Ward reported that amended Policies and Rules have been in the works for quite some time. The Board wants to afford the Mutual the same indemnification and insurance protection for backup batteries as they do for solar. There is also a table of responsibilities listed in the Policies and Rules regarding Mutual vs. Owner responsibilities for questions that come up. There are no new rules in this table of responsibilities, and it is strictly there as a convenience for the owners.

*President Ward made a motion that amended Policies and Rules be adopted; Tim Walker seconded. There being no discussion, the motion passed unanimously. (2-0)*

## **Members' Forum**

A homeowner had a question regarding the landscape maintenance and how many times throughout the year this is supposed to be done. She is reporting that the landscaping maintenance has not been kept up regularly like it used when she first moved in. President Ward took an action to follow up with John Tawaststjerna.

A homeowner also reported that there is an issue with residents speeding. The homeowner expressed concern about residents speeding on Tice Creek Dr. The owner will walk daily and notices that people are driving 45-50 mph there. It was recommended that the owner reach out to Walnut Creek Police Department.

## **Announcements**

The next regular board meeting will be held Wednesday, January 15, 2024, at 10:00 a.m. in the Board Room at the Gateway Clubhouse.

## **ADJOURNMENT**

The meeting was adjourned at 10:26 a.m.