

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 18, 2017
IMMEDIATELY FOLLOWING THE
TWENTY-EIGHTH ANNUAL MEETING OF MEMBERS
FIRESIDE ROOM AT GATEWAY CLUBHOUSE

An organizational meeting of the Board of Directors of Walnut Creek Mutual No. Fifty-Six was convened by Chair Pro Tem, Anne Paone at 10:40 a.m. on Wednesday, October 18, 2017, in the Fireside Room, Gateway Clubhouse, Walnut Creek, California.

ROLL CALL: PRESENT: Bill Eames
Bob Ward

ABSENT: None

REVIEW OF MINUTES

Hearing no corrections or additions to the regular Board meeting minutes of July 19, 2017, Mr. Ward declared them approved as written and reviewed.

Due to the vacancy of Ms. Richardson's position, Mr. Ward moved to appoint David Smith to the Board of Directors for a three-year term ending October 2020. Mr. Eames seconded and the motion carried without dissent.

ELECTION OF OFFICERS

The purpose of the meeting was to elect the Mutual Officers for the ensuing year.

Following discussion,

a motion was made, seconded, and carried to elect the following slate of Officers for the next year:

President	David Smith
Vice President	Bill Eames
Secretary/Treasurer	Bob Ward

Ms. Paone turned the meeting over to the newly-elected President, David Smith.

Mr. Smith thanked the Board for their confidence in him. His goal is to have transparency in all Board actions. Everyone will be notified of all meetings. The Board wants to maintain the attractiveness and appeal of the manors.

Following discussion,

a motion was made, seconded, and carried to appoint the following Assistants for the next year:

Assistant Treasurer	Rick Chakoff
Assistant Secretary	Anne Paone

RESIDENT FORUM

Resident concerned that there was no notification of the Berm project and not happy with the monthly assessment increase. Resident stated that landscaping should be paid as the Mutual moves forward and has the funds. Ms. Pollon reported that there was a proposal to do work on the Berm. It was not Mr. Ward's fault that residents were not notified.

Resident asked if private gardens may be kept. Mr. Ward said those already here will be grandfathered in.

Resident asked if the Mutual is prepared in case of a disaster and is the Mutual prepared financially. Mr. Chakoff reported the Mutual participates in an insurance policy that has a \$100,000 deductible. The Mutual that has the event pays \$10,000 and the other participating Mutuals pay the remaining \$90,000, including the Mutual that had the event. It is on a door-by-door basis. He also stated that residents should have their own insurance, including loss-of-use. Mr. Smith suggested that residents have loss-of-use for 2 years.

Resident suggested the Finance Committee look at what is actually spend and see if it can save some money.

Many residents stated that landscaping should be a separate issue and not part of the line-of-credit. It was suggested that the Board could revisit Camp & Camps' previous proposal.

Resident asked what part of condo is his for landscaping. Mr. Smith stated that the patio is his. Outside of that belongs to the Mutual.

Resident reported that the bark on the slope is not good. It keeps sliding down. The tree drops leaves/buds into the pond. It should be pruned.

Resident asked what is wrong in having a private garden. Mr. Ward stated that he believes residents should have them, but some residents don't keep them up and it becomes a problem for the Mutual.

BUDGET FOR 2018

Mr. Eames moved to approve the budget for 2018 as presented in the annual members meeting for a total of \$1,188 per manor per month. Mr. Ward seconded and the motion carried without dissent.

LANDSCAPING

Mr. Eames moved to approve the installation of Bubblers for 11 units at the south of Lakeshire with a NTE amount of \$5,000. Mr. Ward seconded and the motion carried without dissent.

ADJOURNMENT

Having no further business, the organizational meeting adjourned at 11:20 a.m.

/s/ Anne Paone, Assistant Secretary
Walnut Creek Mutual No. Fifty-Six