

WALNUT CREEK MUTUAL NO. FIFTY-NINE

ANNUAL MEETING MINUTES OF THE BOARD
MONDAY, NOVEMBER 4, 2019 AT 9:30 A.M.
VISTA ROOM, HILLSIDE CLUBHOUSE
3400 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

- **Phil and Myra acclamated to 3 year terms**

Call to Order

President Rice called the meeting to order at 9:31 a.m.

Roll Call

Directors Present: Jodi Rice
Bunk Sicotte
Linda Fletcher
Vic Vigil (9:41am)

Directors Absent: Dave Peters

Also Present: Rick West, Building Maintenance Manager; Paul Donner, Director Mutual Operations; Rebecca Pollon, Landscape Manager; Lucy Limon, Administrative Assistant.

Approval of Meeting Minutes

President Rice asked for any corrections and/or additions to the following sets of minutes:

26th Annual Meeting of MembersNovember 5, 2018

There being no corrections, the minutes were approved.

Moved, Seconded, Carried 4-0

Residents' Forum

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. The topics discussed included Redwood Trees and the painting of porch railings.

President's Report

President Rice gave the following report:

Presidents message

- Co Occupant/Resident Certification
 1. This Certification cleaned up Resident Records
 2. There were 723 Co Occupants over 640 manors: 441 were certified (61%), 142 canceled by owners (20%) and 140 did not respond (19%) and are being blocked from GRF Amenities.
 3. Certification with a spouse or domestic partner is good for 10 years. All others must recertify in two years.
 4. Co Occupants have full rights to all Rossmoor amenities

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5. There is no plan at this time to expand the “fob” gates to other facilities. GRF isn't happy with the current system, even though it was well researched. Customer Service is practically non-existent. When they do expand the first will be the Golf Shop and the Rec. Department. Then the Bus Service, Theater and Studios.
 6. As an offshoot of getting the Co Occupant database in place, GRF is working on a centralized database that will interact with all the others so there aren't duplications in the system. There are 6 or 7 databases. This will really streamline things. The problem with consolidating the databases is tricky. If a person is in one database with a given name and another with a nick name, the computer sees that as two different people. Also, something as simple as an initial with a period and an initial without a period will also show as two different people.
- **Securitas Update** - Molly Ayers resigned her position as Securitas Site Manager, to further her career as an EMT. Minh Phan has taken her place. His contact information is ssm@rossmoor.com. 988-7844. Phan graduated from USC with an engineering degree and joined the San Jose Police Department shortly after graduation. He has been in law enforcement for 29 years - 22 with the city of San Jose and 7 with Los Gatos. He was Sgt. In charge of SWAT, a firearms instructor, a training officer, worked street crimes undercover and was in the service-oriented jobs of airport security and mounted patrol. He would like to take Rossmoor's security to the next level.

Emergency Operations Plan

1. I hope you all were able to attend one of the meetings about the Rossmoor exit plan. There was a lot of work involved for GRF collaborating with several city agencies. The more we understand and the more we are prepared the better we will be able to take care of ourselves in an emergency. If you didn't get a chance to go to one of the workshops you can view the GRF Board meeting on U-Tube where the Emergency Operations Plan was explained. Go to Rossmoor.com to the governance page. There is a link to U-Tube. Click on the October 8 Board meeting.
 2. If you haven't already, please sign up for Nixle. It was an integral part of awareness during last week's PSPS and fires. Also, KCBS is the Bay Area's emergency radio station. Keep your battery-operated radio tuned to it.
- **FYI: Regarding power outage.** Our main electrical supply comes from east of us out by Clayton. So, although most of our power lines are underground, when that area east of us is shut down, we are shut down. Fortunately, PG&E was able to figure out a way not to shut power off in most of Rossmoor, which meant M59's power stayed on.
 - **Ballot on the Elevator Battery backup.** If you haven't already voted, please get your ballot in! We need you! And don't forget to sign the white envelope right above your return address! This is very important. If you don't your vote will NOT count!

Accomplishments This Year

- The transition to Email Blasts, set up last year, seems to be working to communicate to the Mutual Residents

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- The bimonthly maintenance meetings have been very helpful keeping up to date with maintenance issues that come up between regular board meetings.
- Autumnwood buildings had their breezeway decks completed with Excel Waterproof Coating. It went well, with a modicum of inconvenience to residents.
- The Contract with Welcome maintenance was improved and updated.
- The Board was instrumental in collecting \$19,000 of past due resident billables and delinquent coupon payments.
- There was no annual picnic, however, next year it will be on the calendar again.
- New LED light were installed in our garages. This will significantly lower costs.
- Motion detector lights were installed in the garbage chute rooms, which will also help to reduce our electrical costs.
- There were several landscape projects around the pool and all buildings that have helped to maintain and beautify our public areas.
- The Board of Directors approved the proposed 2020 budget on October 24th reflecting a \$56 increase in our coupon to \$940. The average increase in the Mutuals throughout Rossmoor was \$55. In the monthly coupon the GRF portion (\$10.48) and Comcast portion (\$2.20) of that increase is \$12.68. The Mutual portion of \$43.32, reflects an increase of \$43.32 in the operating budget, that is - a \$25.38 increase for insurance over what was budgeted in 2019 and another \$16.33 to replace working capital for the actual 2019 insurance cost over what was budgeted, which is a \$42.21 increase in the insurance total. The remainder, \$2.11, is due to other mutual operating increases. There was no increase in the Reserve Budget. Substantial increases in our insurance budget, operating and reserve costs are the reasons for the increase.
- We have a vote in process to decide about the elevator battery backup. The ballots will be counted on November 22, 10:00am-12:00pm in the Gateway Board room and results of the vote count will be published shortly after. If the ballot passes, members will be notified and will be able to pay the \$725 assessment in full in one payment or in installments. Instructions will be published with the notification of the ballot results.

Thank you

- To each member of Mutual 59 for any past or present interest and/or help given to the Mutual. We need members to be involved to help maintain the Mutual.
- To the members of each of our committees, for all of the time and effort spent in making our Mutual the best it can be.
- To all Staff members who have worked hard for the benefit of Mutual 59. As a first term board member president, I could not have managed with out them. I would like to give a special thanks to Lucy. She has done a great job as our interim secretary.
- And lastly to my fellow board members. Especially to Vic Vigil, Linda Fletcher and Bunk Sicote. No words can express the thanks I have for Vic and his tireless efforts for Mutual 59. I could not have gotten through this year without him. And to Linda and the tremendous job she did as Landscape chair, overseeing all that was accomplished. She is so knowledgeable and done so much to improve out surroundings. Bunk stepped in to fill an unexpected vacancy on the board and has been invaluable to me, keeping me straight on rules and by laws, and contributing his knowledge in all aspects

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of managing the Mutual. Thank you each and every one for the great jobs you have done and for making me look like I knew what I was doing!!

- Again, to all I have mentioned, this was a particularly hard year for me and so many did so much to back me up and prop me up. From Mutual 59 residents, to committee members, staff and the board of directors, I appreciate you all so much for what you have done for me and our Mutual.

Serving on the Mutual 59 Board has been learning, growing and eye-opening experience for me. I have enjoyed meeting so many of our residents and I hope I have in some way helped them and also helped the Mutual maintain an even keel. My circumstances have changed since I came on the board, but I hope to continue serving as long as possible.

Certification of Notice of Meeting

An Annual Meeting notice was published in the Aug 7th, Aug 14th, and Aug 21st editions of the Rossmoor News and the Call for Candidates in the Oct 16th, Oct 23rd, and Oct 30th editions. The Mutuals' Board Office received two self-nominations therefore no ballots had to be mailed to homeowners since there was two (2) open Board positions.

Announcements

The Organizational Meeting of the Board will follow the Annual Meeting and the Regular Meeting of the Board will follow the Organizational Meeting.

Adjournment

President Rice adjourned the meeting at 9:52 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the Board of Director's meeting.

Respectfully Submitted,

Lucy Limon
Administrative Assistant.