

MINUTES
WALNUT CREEK MUTUAL FIFTY-NINE
TWENTY-THIRD ANNUAL MEETING OF MEMBERS
TUESDAY, NOVEMBER 2, 2015, 9:30 A.M.
VISTA ROOM, HILLSIDE CLUBHOUSE
3400 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

ROLL CALL

PRESENT:	Dave Peters	President
	Vic Vigil	Vice President
	Chuck Walls	Treasurer
	Linda Fletcher	Secretary
	Phil Anderson	Director

Staff represented were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Jo Ann Cooper, GRF Financial Analyst; and Sharon Fees, Administrative Secretary.

There were twelve additional Mutual members present.

APPROVAL OF MINUTES

Chuck Walls moved and Vic Vigil seconded to approve the minutes to the Twenty-Second Annual Meeting of Members held November 3, 2014. The motion passed unanimously. Phil Anderson moved and Vic Vigil seconded to approve the minutes to the Organizational Meeting held November 3, 2014. The motion passed unanimously.

CERTIFICATION OF NOTICE OF MEETING

Assistant Secretary Sharon Fees read the Certification of Notice to the audience.

REPORT OF OFFICERS

President's Report

President Dave Peters thanked everyone for their attendance. He also thanked the Board Directors, Committee Members, and staff for their work making 2015 a successful year.

Peters reported on the following:

Pool Leak: Vic Vigil, through his analysis of Mutual water use, discovered a pool leak. This was subsequently fixed. This not only saved money, but also conserved water from being wasted. Vigil was thanked for his keen observation.

Landscape project between 5951 and 5916 AW: This project was completed. Peters thanked Linda Fletcher and the Landscape Committee for seeing this project to fruition.

Water Conservation: The Mutual reduced its water usage by approximately fifty percent from 2013.

5913 HC Painting: The EIFS removal and painting project is almost complete.

5910 HC #5B: The repairs are almost complete. On the urging of a few residents, a letter was sent to the Trustee requesting that the Trust submit a claim against its insurance. While this effort was done in good faith by the Board upon this resident request, it is not expected to bring any favorable results as cautioned by the Mutual's legal counsel.

5951 AW #2A - #5A, and #4A Interior: Major repairs to the exterior were done to eliminate the negative swale that was causing water to go toward to building and thus causing damage to it.

Special Assessment: The Special Assessment passed by majority vote. This Assessment is necessary in order to pay for the unexpected costs associated with water damage repairs at 5910 HC and 5951 AW.

Security Issues: There have been several cars broken into while parked in the Mutual's garage. One of the mailbox banks was also broken in to and mail was stolen. All of these issues were reported to the police. Peters advised everyone to keep their car doors locked and not to leave valuables in the car.

Solar: Rossmoor Solar is looking to having a solar array installed on the hillside by MOD, on GRF property, to help power GRF facilities.

Financial Report

Paul Donner reported that the Mutual currently has \$26,500 in Operating and \$144,030 in Reserves. Year to date Mutual 59 is on budget, but once the bills come in for the water damage remediation, the Mutual will be severely over budget. The Special Assessment will help alleviate this overage.

ELECTION RESULTS

Sharon Fees reported that incumbent Phil Anderson was approved by the acclamation of the membership and is now re-seated on the Board pursuant to Bylaws Section 5.7. No other candidates came forward by the nomination deadline.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss

RESIDENTS' FORUM

No presentations were made.

ANNOUNCEMENTS

An Organizational Meeting and a Regular Board Meeting will immediately follow.

ADJOURNMENT

With no further business to discuss, the Annual Meeting of Members of November 2, 2015 was adjourned at 9:43 a.m.



Sharon Fees, Assistant Secretary
Mutual Fifty-Nine