



WALNUT CREEK MUTUAL SEVENTY

ANNUAL MEMBERS MEETING

Monday, June 24, 2024, at 9:00 a.m.

Meeting is Conducted In Person and Virtually

Gateway Clubhouse – Fireside Room
1001 Golden Rain Road, Walnut Creek, CA 94595

MINUTES

1. Call to Order

President Lichtenstein called the meeting to order at 9:15 a.m.

Roll Call of Directors

Herma Lichtenstein – President
Wally Brohaugh – Vice President
Jeff Cheung – Treasurer
Guy Pollak – Secretary
Vacant – Director-at-Large

Mutual Operations Staff

Jeroen Wright – Director of Mutual Operations
Todd Arterburn – Chief Financial Officer – Absent
Rick West – Sr. Building Maintenance Manager
Jesus Morales – Landscape Supervisor
Victoria Thomas – Board Services Coordinator
Lisa Kam – Administrative Services Manager

2. Certification of Notice of Meeting – *Lisa Kam*

Kam read the Certification of Notice of Meeting

I, Lisa Kam, Interim Assistant Secretary to Walnut Creek Mutual Seventy, certify that a Call for Candidates notice was published in the Rossmoor newspaper on March 6, 2024.

There are two open Director seats on the Board to be filled at this year's election. Election ballots will be counted during this Annual Members Meeting and the winning candidates will be announced and then seated at the Board of Directors Organizational Meeting.

In accordance with Corporations Code §7511(b), a notice of the Annual Members Meeting was mailed to the membership on June 18, 2024.

Inspector of Elections announced the receipt of ballots for the 2024 Election of Directors and informed members that she will be counting the ballots during the Annual Members Meeting. The Inspector of Elections received 81 ballots. 7 ballots were invalid because members did not sign the envelope. Therefore, the quorum of ballots is 74 valid.

The agenda was amended to move the topic of Special Assessment to the top of the agenda. No motion was made for the amendment.

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3. Special Assessment

a. Presentation on Deck and Termite Repair Work

Lichtenstein and Cheung presented the report.

- There has been significant dry rot and termite damage throughout the Mutual. A special assessment to pay for repairs in the amount of \$15,332 per manor, was approved at the May Board meeting. The special assessment can be split into two payments with the first payment in the amount of \$7,666 due August 1, 2024, and the second in the amount of \$7,666 due August 1, 2025. Work will be completed by December 2026.
- 2024 coupon is \$1,643 showing an increase of 19.8% from 2023 coupon at \$1,372.
- Summary of Financial Position
 - Operating Fund:
 - May Cash \$262,025
 - Cash earning interest in 100% FDIC insured checking and sweep accounts with a year-to-date interest income of \$9,298
 - Reserve Fund borrowing for insurance \$201,000
 - Ending Fund Balance \$492,885
 - Reserve Fund:
 - May Cash \$1,344,555
 - Cash earning interest in 100% FDIC insured checking and sweep accounts with a year-to-date interest income of \$34,601
 - Ending Fund Balance \$1,484,207
- Insurance
 - 2024 Costs of Insurance: \$742,368 or \$360 per manor per month
 - Represents an increase of \$294,573 or 65.7% over 2023
 - Insurance market is dynamic, and final costs are not totally known until 12/31 of each year
 - Costs are reflective of:
 - Disasters from international to US to California to Northern Calif.
 - Loss experience in Rossmoor: fires
 - Insurance market capacity
- Pots on Decks
 - Make sure all pots are in a raised basin to catch water runoff and allow for drainage and airflow.

The full presentation can be viewed on Mutual 70's webpage under Useful Information tab on the Rossmoor website.

<https://rossmoor.com/wp-content/uploads/70-M-ANNUAL-MEETING-Presentation-Jun.-24-2024.pdf>

4. Officers and Committees Reports

- a. President's Report
- b. Vice President's Report
- c. Treasurer's Report
- d. Secretary's Report

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- e. Finance Committee Report
- f. Building and Facilities Committee Report
- g. Landscape Report
- h. Communication Report
- i. Social Committee Report

No reports were given.

5. Residents' Forum

Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board.

6. Announce Election Results

Inspector of Election announced that 81 ballots were received, 7 ballots were invalid as the voter did not sign the envelope, making 74 ballots valid. Total candidate votes were: Wallace Brohaugh 11, Jeff Cheung 60, James Furey 24 (withdrew his nomination), and Jane Seleznow 44. The two winning candidates who will be seated on the Board are: Jeff Cheung and Jane Seleznow.

7. Announcements – The next scheduled meeting is the Board of Directors Organizational Meeting following the Annual Members Meeting.

8. Adjournment

There being no further business the meeting was adjourned at 10:57 a.m.