

MINUTES

Walnut Creek Mutual Seventy Twelfth Annual Membership Meeting Friday, June 16, 2023, 10:00 a.m. Fireside Room/Gateway

1. **Call to Order** – Herma Lichtenstein called the Twelfth Annual Meeting to order at 10:08 a.m. on June 26, 2023.

>>>>>>>>Tabulation to be Done for Director Election<<<<<<<<<

2. **Introduction of Board and Staff** - Herma Lichtenstein introduced:
 - a. Board Members, Committee Members and EPO Coordinators,
 - b. Special Guests: Paul Donner, MOD Director, Jeroen Wright, New MOD Director, Tom Hand, CFO, GRF, Rick West & Jesus Morales, MOD.
3. **Proof of Notice of Meeting** – Assistant Secretary of Walnut Creek Mutual Seventy, Linda Schoeffner, read the following, “Certification of Notice of Annual Membership Meeting Walnut Creek Mutual Seventy. I, Linda Schoeffner, hereby certify that notice of the annual membership meeting appeared in the Rossmoor News on February 8th, 15th, and March 1st, 2023. A notice was mailed on May 31st by first class mail to each membership household in accordance with Article 4. Section 4.4(a) of the Bylaws of Walnut Creek Mutual Seventy.”
4. **Reports of Directors**
 - a. President, Herma Lichtenstein
Herma gave a BIG thanks to outgoing Directors Janet Maleski, Secretary and Communication Chair, as well as to David Kirkpatrick, Vice President, and Documents Committee & Finance Committee Chair for the great job they did.

Herma reported that the Board is working on trying to reduce big ticket items such as water and insurance. The Board formed a committee to focus on gaining a better understanding of our water and irrigation systems. Updates are provided in the quarterly newsletters. The Communications Committee has done a great job creating our quarterly newsletter. Watch for more fun and informative offerings as well as mutual events for socializing. The Board continues to investigate risk mitigation measures to reduce insurance rate impacts and create a safer community.

WE YOUR NEED HELP!

• **Critical Need** to continue the progress we have made in the last few years. We want/need to build on the knowledge we have gained, not go backwards, and continue to engage the community.

- **Please consider joining one of our committees:**

- Building
- Finance
- Governance / Documentation

- **Please contact Herma**

- b. Vice President, David Kirkpatrick - Absent
- c. Treasurer, Jeff Cheung - Treasurer's Report - The March 31, 2023, financial balance:
Operating Fund \$261,301 Reserve Fund \$1,576,720
- d. Secretary, Janet Maleski
- e. Director, Wally Brohaugh - Excused

5. Reports of Committees

- a. **Landscape** - Linda Ostro, Chair
 - i. General Landscape Issues/Updates - Jesus Morales
- b. **Building** - Herma Lichtenstein
Herma informed the membership with deep regret that Frank Cost passed away suddenly and that he will be missed greatly.
- c. **Communications** - Janet Maleski - Great job with the newsletter.
- d. **Finance - Jeff Cheung - Financial Update and Presentation**
Treasurer Jeff Cheung put on a presentation showing the financial state of Mutual 70. The Mutual is doing great. Jeff made significant progress in the financial health of our mutual despite the growing expenses related to insurance and continuing unforeseen conditions in our reserve fund projects.

The Board, working closely with the building and landscape committee and MOD, set a standard that upholds property values and creates a sense of community. The Board has created a strategic plan for example:

- Consolidating termite inspections + State Mandated Deck Inspections and repairs + Painting to achieve scale and efficiency. Phase II of these items is scheduled for this year.
- Strategic inspection and replacement of electrical panels. Phase two scheduled for 2023.
- Annual detailed Entry Walk Throughs with MOD
- Initiated Mutual Peer Group forum to share best practices
- Beginning phased approach to major drainage inspections & repair/replace
- Construction Bidding Process and Management
- More active vendor management to ensure timely responses and cost management: elevators & landscaping
- Repositioning of timing of projects to achieve more cost efficiencies: Water line break and re-paving of Entry 6
- Active grant writing for continued landscaping fire abatement
- Follow up with owners on maintenance and safety issues. For example, replacement of smoke detectors (mutual pay) and balcony inspections.

Treasurer Cheung made significant progress in the financial health of the mutual despite the growing expenses related to insurance and continuing unforeseen conditions in our reserve fund projects. However, he did state that the 2024 Pro Forma Budget will more than likely be increasing due mostly to the cost of insurance. Several insurance

companies are leaving property insurance in California, which has driven up insurance costs substantially. The main concern today is doing whatever is possible for the Mutuals in Rossmoor to stay insurable. NOTE: You can read the full Presentation on the Rossmoor.com website for Mutual 70.

6. **Members Forum** - A Members Forum was held.
7. **Election Results** - The Ballot was for the Election of Directors. For this 2023 election, there were three (3) directors seats open for two (2) year terms. As only two (2) self-nominations were received, one (1) director position will remain unfilled. Deanna Libert, Inspector of Election from Liberty HOA Election Services read the results of the Mut 70 Board Election to the Membership:

Frank Cost: 87 Votes

Herma Lichtenstein: 94 Votes

Due to unforeseen circumstances, Herma announced that Frank Costa had passed away unexpectedly. She gave her deepest condolences to his family and friends.

8. **Adjourn.** With no further business, Herma Lichtenstein adjourned the Twelfth Annual Membership Meeting at 11:53 a.m.

Linda Schoeffner

Linda Schoeffner, Assistant Secretary
Walnut Creek Mutual #70