

WALNUT CREEK MUTUAL SEVENTY  
MINUTES  
EIGHTH ANNUAL MEETING OF THE MEMBERSHIP  
FRIDAY, JUNE 21, 2019  
FIRESIDE ROOM – GATEWAY COMPLEX

OPENING

President Alley opened the meeting at 10:00 a.m. and welcomed everyone to the Eighth Annual Meeting of the Membership.

Ms. Alley reported the goal this morning is to update the membership on the financial position of the Mutual, the work that has been done during the past year and to tell everyone about projects budgeted for the rest of this year and the next couple of years.

The budgeting process for the next year begins about now. The Board looks at recommendations from outside consultants to help prioritize the work needed and works with GRF staff to develop the budget needed to accomplish those goals. The budget determines possible changes to the amount of the monthly coupon.

The Board consists of Jill Alley, President, Roger Svoboda, Vice President, Jeff Cheung, Treasurer, Dennis Johnsen, Secretary, and Herb Salomon, Director.

She proceeded to introduce the individuals who support the effort to maintain the Mutual buildings and neighborhoods as volunteers and as GRF staff members. Rick West and Anne Paone were in attendance. Paul Donner and Rebecca Pollon were on vacation.

Steve Ormond arrived at 10:36 a.m.

Ms. Alley welcomed the 40 residents present. Fifty-two owners were needed for a quorum (30% of the total number of 172 member owners); however, since there were no items to be voted upon at the meeting, a quorum was not required.

PROOF OF NOTICE OF MEETING

Ms. Paone certified that notice of the annual membership meeting appeared in the *Rossmoor News* on March 20, March 27 and April 3. A notice was mailed on June 4, 2019 by first class mail to each membership household in accordance with Section 4.4(a) of the Bylaws of Walnut Creek Mutual Seventy.

APPROVAL OF MINUTES

President Alley asked for any additions or corrections to the minutes of the Seventh Annual Membership Meeting and the Organizational Meeting held June 15, 2018. Hearing none, Ms. Alley declared the minutes approved as written and reviewed.

ELECTION RESULTS

Ms. Paone, Assistant Secretary of WALNUT CREEK MUTUAL NO. SEVENTY, hereby declared that the foregoing results of the election for Directors of WALNUT CREEK MUTUAL NO. SEVENTY are in order and that the following persons have been elected by acclamation: Jill Alley, Roger Svoboda, and Dennis Johnsen.

## REPORTS OF OFFICERS

President's Report – Ms. Alley reported the completed and current projects include:

- Balcony dry rot repair and deck coating on eight buildings
- Breezeway coating and railing replacement
- Domestic water mainline repair, including asphalt patching
- OTIS elevator completed the installation of the sixth elevator in a three-story building (each of those elevators cost \$165,000)
- Tenting for termites
- Many individual work orders on a smaller scale were completed

2019 projects: Work scheduled, in progress, or completed

Ms. Alley gave some estimates of costs to give the membership a perspective on what the Mutual is up against in terms of expenses related to the aging buildings.

- Removal of juniper plants to comply with fire department recommendations for fire abatement at a cost of \$51,300
- Entry 8 fire hydrant leak
- Entry 4 stairway beam repair at a cost of \$9,620 plus a change order
- Entry 8 patio concrete repair at a cost of \$7,775
- Breezeway coating for one building at a cost of \$32,000
- New gutters and downspouts on four buildings at a cost of \$9,000
- Main deck repair and coating for one building at a cost of \$13,000
- Re-roofing on nine carports at a cost of \$33,000
- Replacement of original garage doors – will expand on this later in the meeting

Vice President's Report – Mr. Svoboda did not have a report, but he acknowledged Ms. Alley and the incredible amount of time spent in her position as President. He thanked her for her hard work.

Secretary's Report – Mr. Johnsen did not have a report.

Director's Report - Mr. Salomon reported that all of the Entry Coordinators in Mutual 70 have been meeting to help each other and share ideas. Entry Coordinators help their neighbors prepare for emergencies, to know how they are doing and what they need if a disaster hits and to communicate the condition and needs of your neighbors to the Community Emergency Response Team (CERT). Entry Coordinators will ask you to complete a questionnaire that will show who has pets, caregivers, oxygen needs and who needs physical aid in an emergency. The Rossmoor Emergency Preparedness Organization (EPO) has monthly meetings and workshops to help and to educate you to be an effective Entry Coordinator. It is not time-consuming or difficult and your neighbors will be pleased that you have agreed to be their Entry Coordinator. If you would like to volunteer, please call me at 503.319.8958.

Treasurer's Report – Jeff Cheung did a short PowerPoint presentation for the membership. He reviewed the operating fund, which is used for day-to-day operations. The total cash-

on-hand for May was \$107,367. He then reviewed the reserve fund and explained some of the major projects and costs. The reserve ending balance was \$798,941. The total cash-on-hand for May was \$906,308. Some key projects were wildfire abatement at an estimated cost of \$72,300+. There is the possibility of receiving \$28,000 in grant money. Other key projects were the patio, deck and balcony repair, and deck coating. Fire hydrant leaks and repairs was also a key project.

He explained to the membership that the reserve study is required by state law and extends over a 30-year period.

Insurance is included in the budget as an estimate. It is actually placed in January. There is a big discrepancy in this line item because insurance rates went up more than anyone anticipated mainly due to all of the wildfires and other events that took place last year.

### BUILDING COMMITTEE REPORT

Ms. Alley reported that the members are Herb Salomon and Art Salzfass.

Garage Doors: Ms. Alley reported that 2 entries have tilt-up garage doors now. Work is in progress in Entry 5. This project has been placed on hold due to unexpected expenses. Members will be advised when it continues. All original doors will be replaced with the tilt-up door.

Solar: Mr. Salomon reported that residents are allowed to install rooftop solar without requiring 67% vote of the membership. To date, 7 applications have been approved and 5 more are waiting approval.

### LANDSCAPE COMMITTEE REPORT

Mr. Johnsen introduced the members of the Landscape Committee as follows: Entry 5-Paula Kraus, Entry 6-Claire Rosenzweig, Entry 7-Eldon Rowe, Entry 8-Patricia Hart, and Entry 2-Carol Geoghegan.

Mr. Johnsen briefly touched on private gardens on common areas. He reported that last year was the worse year for wildfires. The Mutual is doing a lot of abatement. We submitted 6 projects for grants. To date, we have not heard back. Consideration will be given to areas that are bare since junipers were removed. The Mutual can't do too much planting due to the cost of the fire abatement.

Ms. Alley reported that common area is all of the property comprising the Mutual, and is owned by owners in common. Exclusive Use is a portion of the common area that is set aside for the exclusive use of one or more owners, such as the interior of their home, decks or patios, garages and carports. This means that furniture, potted plants, and garden ornaments should not be placed anywhere in the common area. The logic behind the restriction relates to safety for landscapers working in the area, avoidance of blocking irrigation equipment that may result in the loss of plants and trees paid for by the Mutual. It is understood that most of us moved to Rossmoor from private homes where we had the freedom to plant private gardens and decorate yards as we chose. However, because we have buildings with two, four, or twelve units, compliance with our Governing documents helps to preserve the beauty of our common areas by defining where private property may be placed. The Board has been working with the Landscape Committee for a year and a

half. It is a long process. We have been focusing on the landscape areas.

### GOVERNING DOCUMENTS COMMITTEE REPORT

Mr. Svoboda reported that the committee reviews rules to make sure they are current and follow civil codes, etc. Areas of concern are Electric Vehicle Charging (EVC), and Assessments (Coupon) and fines. The committee hopes to present any changes to the members by the end-of-the-year.

An owner contacted a grocery delivery service. The car was not in park, drifted down and did some damage. Ultimately, someone else might pay for the damages, such as an insurance company, but it is the owner that will be held responsible by the Mutual.

### COMPOSTING PROGRAM

Ms. Alley reported that many of the entries and trash enclosures have the green organic recycling bins. This is a new service that may have confused some members. There are some economic issues pertaining to trash. Trash is not being sorted properly. Guidelines are posted in the enclosures. Cardboard needs to be broken down. The Mutual get charged for extra pick-ups. Contractors are not supposed to use Mutual bins.

We have asked Carol Weed, our Sustainable Rossmoor representative, to provide a quick overview of the program.

Ms. Weed reported there are 16 enclosures in the Mutual. Each one has a green cart. The Mutual is only charged for landfill bins. The trash company is being more diligent in inspecting the bins. Recycle totes and green pails are available for free. Recycle is the green cart. The Mutual is saving about \$10,000 per year. More could be saved if composting was done correctly. The Rossmoor phone book has pages dedicated to explaining how to sort. (Pages 18-22) Contractors should not use our bins. If you see this on the weekend, call Securitas. If it is during the week, call the alterations department.

The Mutual is charged for anything left on the floor of the enclosures. You can bring cardboard boxes up to MOD to their recycling bin. Glass jars go in recycle. Just wipe out the inside of the jar. It doesn't have to be perfectly clean. Plastic caps should go in the landfill. Metal caps are okay in recycling.

### MEMBERS' FORUM

A resident asked about her gutters. They have not been replaced. She was advised she is first on the list. Her garage door was hit by a truck. She was advised that the Building Committee reviewed it and decided that the door is operational and should not be replaced. A resident stated that the grassy hillside has not been trimmed. Mr. Ormond believes it is GRF's responsibility. Ms. Alley will try to bring it up at the Presidents' Forum.

A resident reported the elevator is not working. Residents were advised to call the work order desk to report it or Mr. West will not know about it.

Ms. Alley thanked everyone for attending.

### ADJOURNMENT

Having no further business, the Eighth Annual Membership Meeting adjourned at 11:31 a.m. to an Organizational Meeting to elect officers of the corporation.



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Anne Paone, Assistant Secretary  
Walnut Creek Mutual Seventy