

## MINUTES

### WALNUT CREEK MUTUAL EIGHT ANNUAL MEMBERSHIP MEETING TUESDAY, MAY 6, 2014 at 9:30 A.M. VISTA ROOM—HILLSIDE CLUBHOUSE

The Forty-Fifth Annual Members Meeting of WALNUT CREEK MUTUAL EIGHT was convened by President Bob Viator at 9:30 a.m. on Tuesday, May 6, 2014 in the Vista Room of Hillside Clubhouse, 3400 Golden Rain Rd., Walnut Creek, California.

#### ROLL CALL

Present:	Robert Viator	President
	Craig Miller	Vice President
	Jeanette Mungiole	Treasurer
	Robert Eisner	Secretary
	Cindy Ware	Director

Staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, GRF Chief Financial Officer; Rick West, Building Maintenance Manager; Rich Perona, Landscape Manager; and Sharon Fees, Administrative Secretary.

President Viator welcomed the 38 additional residents.

#### CERTIFICATION OF NOTICE OF MEETING

Sharon Fees read the Certification of Notice of Meeting verifying that announcement of the meeting was delivered to Mutual members and that it was advertised in the Rossmoor News.

#### APPROVAL OF MINUTES

President Viator asked if there were any additions or corrections to the minutes of the Annual Meeting held May 7, 2013 and to the quarterly meeting held on January 21, 2014. Hearing none, he declared them approved as written and reviewed.

#### LANDSCAPE REPORT

Jeanette Mungiole reported that the committee identified several areas where dead plants were removed and other areas where some turf was removed and irrigation heads were capped. The turf removal areas had either bark or Lodi rock installed.

All landscape problems should be reported to the Order Desk by calling 988-7750 or emailing [workorder@rossmoor.com](mailto:workorder@rossmoor.com). Rehab requests should be directed to Jeanette Mungiole.

#### FINANCIAL REPORT

Rick Chakoff reported that as of March 31 the Mutual is running \$9,400 favorable to budget. Overall the Mutual is in solid financial shape year to date.

Chakoff presented the option of the CDARS (Certificate of Deposit Account Registry Service)

program through City National Bank in order to make sure that all of the Mutual's money is protected by the full faith of the Federal government and while keeping the funds as liquid as possible.

Upon Chakoff's suggestion, Bob Viator moved that the Mutual open a CDARS account with City National Bank with a 4-week maturity date. Cindy Ware seconded the motion and it passed unanimously.

### BUILDING MAINTENANCE REPORT

Rick West reported on the following:

EBMUD Water Smart Survey Kit: West explained the steps for going on line to EBMUD's website to obtain a water conservation kit.

1122 Skycrest: Asbestos was discovered during this rehabilitation. A specialist has to be hired for the asbestos removal. An estimate will be presented to the board. Painting proposals for this building have also been submitted.

1138 Skycrest #2: Evidence of dry rot and termites has been discovered at the back deck post. The estimate for repair is \$5,000. Engineer plans have been created and sent out for bids.

Concrete work: Concrete work was recently completed in Entries 2 and 6.

Rick West answered board director questions.

### PRESIDENT'S REPORT

Bob Viator presented his report. [attached]

### VICE PRESIDENT'S REPORT

No report was given.

### SECRETARY

No report was given.

### EMERGENCY PREPAREDNESS COMMITTEE

Committee Chairperson Cheryl Gray announced that the Committee is collecting emergency supplies to be used by Mutual residents in the event an emergency occurs. She submitted a list of requested donations for the cache of supplies.

### FINANCE COMMITTEE

Committee Chairperson Max Mungiole announced that the next Finance Committee meeting will be held at Dollar Clubhouse on Thursday, May 8, beginning at 7 p.m. All Mutual members are

invited. Mungiole announced that the members of the Committee include himself, Rod Weimer, Bob Viator, Cindy Ware, and Bill Dickinson.

### LANDSCAPE COMMITTEE

No further report was given.

### SOCIAL COMMITTEE

Committee Chairperson Sally Kennedy announced that the Mutual dessert event will be held on Friday, August 8, at Dollar Clubhouse from 5:30 – 7:30 p.m.

Kennedy encouraged all to attend.

### ANNOUNCEMENT OF ELECTION RESULTS

Cindy Ware and Bill Dickinson were each seated for a three-year term as they were elected by acclamation.

### UNFINISHED BUSINESS

Mutual 8 Bulletin Board: Lou Swithenbank reported that the Bulletin Board currently has 32 manors signed up with the electronic bulletin board and that it has been well-received and well-used. Bob Viator thanked Swithenbank for creating this useful communication tool.

Mutual Eight Parking Policy: Some residents leave anonymous notes on cars that they feel are violating Mutual Eight's parking policy. Cindy Ware had previously suggested that if residents have input on whether the parking policy needs to be modified or made clearer, they should contact the board with their suggestions. She recommended that if homeowners have more cars than assigned parking spaces, that they either lease an extra carport or garage, or park on the public street.

Electric Vehicle Charging Policy:

Craig Miller moved and Jeanette Mungiole seconded to send the proposed Electric Vehicle Charging Policy, as presented, to the Mutual 8 membership for a 30-day comment period before final adoption at the July 15 meeting. The motion passed unanimously.

### NEW BUSINESS

Carport Rentals:

Bob Viator moved that the annual rent on the eight carports under Building 1208 retained by Mutual 8 be raised in two stages: Residents currently renting one of these spaces will pay an additional \$13 per month, or a lump sum of \$78, due on 1 June 2014 to continue renting for the final six months of this year.

Effective 1 January 2015, all eight carport rents shall be \$40 a month, or \$480 a year, payable in one lump sum within the first two weeks of January. For golf cart spaces under ends of Buildings 1208 and 1232, the rent shall be half that amount, or \$240 per year, payable on January 1<sup>st</sup>. Cindy Ware seconded the motion and it passed unanimously.

Electric Fee for Golf Cart Charging:

Bob Viator moved and Cindy Ware seconded to assess a \$60 per annum fee for those residents who charge electric golf carts using Mutual electricity. The motion passed unanimously.

Recognition: Special recognition was given to retiring Director Bob Eisner for six years of service as Director, to Bill Oliver for six years of service as the organizer of the Mutual Resident Directory, and to Lou Swithenbank for the creation of the electronic Bulletin Board.

Additional recognition was given by Cindy Ware to Bob Viator for his three years service as President.

Drawing for the unassigned Carport under Building 1208: Bob Day of 1284 Skycrest #4 won the blind drawing for the privilege to lease Mutual-owned carport #3 located under Building 1208.

RESIDENTS' FORUM

Residents had the opportunity to share their comments and have questions answered.

ADJOURNMENT

Having no further business, the meeting recessed to the Organizational Meeting at 10:30 a.m.

The next scheduled meeting: Quarterly Board Meeting, Tuesday, July 15, 2014 at 1:30 p.m., Board Room—Gateway Complex.



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Sharon Fees, Assistant Secretary  
Walnut Creek Mutual Eight

