

FIRST WALNUT CREEK MUTUAL  
FORTY-SEVENTH ANNUAL MEETING OF MEMBERS  
TUESDAY, OCTOBER 7, 2014 AT 10:00 A.M.  
LAS TRAMPAS ROOM – HILLSIDE CLUBHOUSE

President Sue Adams called to order the Forty-Seventh Annual Meeting of Members at 10:00 a.m. on Tuesday, October 7, 2014 in the Las Trampas Room, Hillside Clubhouse, Walnut Creek, California.

PRESENT: Sue Adams, President, District 3  
Ken Anderson, 1<sup>st</sup> Vice President, District 4  
Shanti Haydon, 2<sup>nd</sup> Vice President, District 5  
Barbara Gilbert, Treasurer, District 2

ABSENT: None

Mutual Operations was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Ms. Adams welcomed the thirty residents who were present.

CERTIFICATION OF NOTICE – Anne Paone, Administrative Secretary

Administrative Secretary, Anne Paone read the Certification of Notice for the Annual Meeting of October 7, 2014 certifying that, pursuant to Article 6, Section 6.6.1 of the Bylaws of First Walnut Creek Mutual, notices of the location, date and time of the Annual Meeting were published in the *Rossmoor News* on September 17 and September 24, 2014 and a notice was posted on the First Walnut Creek Mutual website.

APPROVAL OF MINUTES

Sue Adams asked for any additions or corrections to the minutes of the Annual Board Meeting and the Organizational Meeting held on October 1, 2013. Hearing none, Ms. Adams declared them approved as written and reviewed.

MUTUAL'S OPERATION REPORT

Paul Donner presented a slide show to the membership regarding the water conservation efforts of First Mutual. It included some statistics and conservation information.

- Rossmoor's water comes from the East Bay Municipal Utility District (EBMUD). They rely on rainwater and snow packs each year.
- EBMUD reservoirs are at 68% of their normal capacity.
- Rate increases from EBMUD were 9.75% on July 1, 2013 and 9.5% on July 1,

2014. These increases were used to offset infrastructures and fund the Freeport pump station. This station can pump water from the delta to other water stations.

- EBMUD requested a 10% volume reduction in irrigation and a mandatory watering of only twice weekly.
- The water comes on every day because different stations and controllers are in use each day.
- Irrigation is the largest item in First Mutual's budget. First Mutual has reduced water usage by 20% while continuing to maintain plant health.
- The controllers are ET Water Smart Controllers. The system is controlled by satellite. There is a weather station on the roof at MOD. The satellite flies over, takes a reading and sends the information to a computer which calculates how much water is needed. This ensures that each zone is watered correctly. The system can be manually adjusted through the computer, too.
- If the drought continues, there may be more restrictions.
- EBMUD can refill the reservoirs from a delta pumping station. If they need to do this, there will be a 14% rate increase.
- The Mutual should expect further EBMUD rate increases due to the lack of revenue from less water usage.

Mr. Donner reported that residents should check their toilets and faucets for leaks. They should report broken sprinklers to the work order desk via telephone at 925.988.7650 or send an email to [workorder@rossmoor.com](mailto:workorder@rossmoor.com).

Residents should wash their cars at a car wash, not on the property. Residents should install low flow shower heads and faucet aerators. Do not leave the water running when brushing your teeth or shaving.

On average, 14% of water usage is lost to leaks. A resident can use food coloring or dye tabs placed in the tank of the toilet. If the color shows up in the bowl, there is a leak.

The meters for irrigation and domestic water use are combined.

#### PRESIDENT'S REPORT TO THE MEMBERSHIP – Sue Adams

President Adams reported that she was most proud of the Board for their work in amending the Bylaws and updating the Mutual policies. This was a goal she set for her Presidency and was very pleased that it has been achieved. President Adams thanked the committees for their hard work and expressed her appreciation for everything they do to help the community. Additionally, she thanked MOD and the maintenance crews for doing a great job for the Mutual.

#### RESIDENTS' FORUM

Jerry Preibat thanked the Board and Ms. Adams for the excellent job they have done and for making sure the Mutual is in fine shape. The membership applauded the Board.

There was some discussion regarding home gardens. It was suggested that an article be published in the Rossmoor News.

Some residents reported seeing other residents wasting water. Mr. Donner advised them that they can report water wasters on the EBMUD website.

### SEATING OF DIRECTORS

President Sue Adams announced that Nancy Turnier (District 3) was elected by acclamation of the membership for a three-year term.

She then announced that John Nutley (District 1) was appointed by the Board of Directors to complete the term that was vacated and will be up for election in 2016.

### ANNOUNCEMENTS

Mr. Anderson took a moment to thank Ms. Adams for her dedication and years serving the community. On behalf of the Board of Directors, he presented her with a dozen red roses and expressed his appreciation for her efforts in getting the Bylaws and policies adopted. The membership gave her a heartfelt round-of-applause.

Ms. Adams announced there would be an Organizational Meeting immediately following adjournment of the Annual Meeting.

### ADJOURNMENT

Having no further business, the meeting adjourned at 10:40 a.m. to an organizational meeting to elect officers.

/s/ \_\_\_\_\_  
Nancy Turnier, Secretary  
First Walnut Creek Mutual

Reviewed and approved by:

\_\_\_\_\_  
Ken Anderson

\_\_\_\_\_  
Date