

MINUTES OF MUTUAL 22 QUARTERLY MEETING
MONDAY, MARCH 12, 1:30 P.M., CLUB 22, 4033 TERRA GRANADA
DRIVE
WALNUT CREEK, CALIFORNIA

President, Michael Kiefer, opened the meeting at 1:30 p.m. All board members were present: President Mike Kiefer, Vice-President Nazli Monahan, Secretary-Treasurer Maureen Lawson.

MOD officers present were Paul Donner, Director of Mutual Operations, Rick West, Building Maintenance Manager, and Landscape Manager, Rebecca Pollon.

Minutes

The following minutes were approved by passed motion of the board: Quarterly Meeting of December 12, 2017; Emergency Meetings of December 18, 2017, February 14, 2018, and February 5, 2018

Financial Report: The latest month available (January 2018) was given by Paul Donner which included the following figures: Operating Fund Balance, minus \$2,341; Reserves Fund Balance, \$488,920; Total Year-to-Date Fund Balances, \$486,579. Mutual is operating at \$2,862 above budget.

Building Maintenance Report: Rick West reported on the following maintenance items:

4033 second phase balcony dry rot replacements and soffit replacements at a cost of \$79,665 and \$40,000, respectively, are scheduled to commence in late summer of this year. MOD crew will be doing the work.

Driveway asphalt replacement is extended to 2019.

Broken water line to fire hydrant across from 4001 has been repaired by American Leak Detection and Davis Plumbing. A finished patch will be provided this summer.

Landscape Report: Rebecca Pollon reported on new landscaping added or replaced throughout the mutual, the work to be completed as some of the plants on order arrive for planting in their respective locations. The “funky” courtyard fountain pump was replaced by our fountain technician and fountain is now spraying at the proper height. An explanation was given as to why irrigation was on during rainy days which was due to a software glitch which will be repaired and in meantime sprinklers were turned off by hand by MOD irrigation technician. Residents were asked to report to work order desk if they see any irrigation on.

President’s Report: Mike Kiefer reported on the following item: Earthquake Insurance for Rossmoor residents has been looked into by other Mutuals and so far such insurance would add between \$50 and \$60 per manor per month to the coupon. No one present at the meeting was interested in pursuing the matter at this time due to the cost.

Residents Forum: Various residents asked questions regarding homeowner’s insurance coverage in general which were answered by Paul Donner or Rick West.

Old Business: There was no old business

New Business:

The need for no parking signage in the lower carport parking driveway was discussed. Vehicles park in the area and block egress and ingress to the residents’ carports. The Board agreed to take the matter up with MOD.

Need for Emergency Prep. Mutual Coordinator was presented by V-P Nazli Monahan. Marilyn Marshall (8-A) had agreed to be the mutual coordinator and the need for assistant coordinators from the 4033

building as well as the 16 duplex units was discussed. Marilyn and Secretary Maureen Lawson agreed to come up with a resident email including the necessary information and asking for volunteers to help with the effort.

The fact that two old benches had been removed from the 4033 courtyard was discussed, reason being their age and unsafe condition. The Board will look into estimates to eventually replace them.

Resident's Birthdays Celebration will be held in Club 22 sometime in July. Adrienne Haaland will send out a flyer with details.

Next Meeting: Annual on June 11, 2018, 1:30 p.m. Secretary Lawson reported that although V-P Nazli Monahan's 3-year term is up in June, she has agreed to stand for re-election. If any other resident wishes to stand for the third board position, they should contact Kelly Mattison at the Gateway Board Office.

Adjournment: The meeting adjourned at 2:25 p.m.

Respectfully submitted,
Maureen Lawson
Mutual 22
Secretary-Treasurer