

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
SEPTEMBER 12, 2016, 10:00 A.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

ROLL CALL: All Mutual 22 Board Members were present: Ping Tse, President; Nazli Monahan, Vice President, and Maureen Lawson, Secretary-Treasurer.

FROM MOD; Paul Donner, Dir. Mutual Operations, was absent, Rebecca Pollon, Landscape Manager, and Rick West, Building Manager, were both present.

FINANCIAL REPORT: In Paul Donner's absence, Rick West covered our latest financial report as follows: Total funds at beginning of 2016 were \$279,991 and \$223,518 to date. Of those funds, \$212,000 are reserve funds to date and we have \$11,000 in our operating fund.

BUILDING MAINTENANCE REPORT: Rick forecasted an expenditure of \$25,000 for dry rot repairs in 2017. Concrete repairs were completed for 4021-1A upper step on stairs into unit. 4033-4B balcony was inspected and no structural problems found, but a cosmetic rail cap was missing. LED lights are currently being installed in 4033 breezeways and are completely installed in all carports. These long-burning lights will save a lot of money on our electricity bill.

LANDSCAPE REPORT Rebecca Pollon: Rebecca reported that the usual seasonal lawns maintenance was in progress and will be continued through the fall. Mutual Landscape Contact, Maureen Lawson, mentioned the need for more water at the entry sign garden and the fact that the area had been too severely trimmed recently. Also, there is evidence of gophers in the courtyard creek bed. Rebecca and Maureen agreed to do a landscape/tree walk-through together sometime later in the month to address issues that need to be taken care of.

PRESIDENT'S REPORT President Tse announced a mutual budget meeting sometime in mid October. This meeting will include our 2017 coupon amount and the various items contributing to it. The 2017 Comcast contract was discussed which will raise the coupon by \$17 to a total of \$55 per unit per month. Individual resident Comcast expenses will be less to compensate for this coupon raise. The offer of Comcast to include land line telephone coverage for an additional \$20 per unit per month was discussed and President Tse reiterated that all mutual residents must agree to this coverage in order for it to be put into effect. It was agreed that the board will take an individual resident poll before

the end of this year as to individual approval or disapproval to have this Comcast telephone coverage.

President Tse reported on necessary expensive future projects; i.e., asphalt resurfacing, painting of all buildings, and tile roofs replacement. These will be scheduled as funds become available year by year.

Feeding of local wildlife was discussed and the President reiterated that **no wildlife should be fed including turkeys, deer, squirrels, birds (bird feeders), etc.** Feed attracts rats and mice which in turn can attract snakes.

RESIDENTS FORUM: Marilyn Logan asked that their privet hedge in back of their unit be trimmed. Tom McGovern requested various landscape improvements around his unit. These will be addressed by the landscape manager and mutual contact.

Pat Murphy reported that cars parked in the upper 4033 guest parking do not always park within the white lines which makes ingress and egress into adjacent parking spaces and adjacent vehicles difficult if not impossible. Secretary Maureen Lawson agreed to draft a notice which Pat can place on the windshield of any car not parking within the white lines.

MUTUAL 22 CHRISTMAS BRUNCH; Social Chair, Adrienne Haaland, briefly reported on this forthcoming brunch to be held Sunday, December 11, 2016. An invitational flyer will be sent to all residents closer to the date.

ADJOURNMENT: The meeting adjourned at 11:05 a.m.

Next regular quarterly meeting will be Monday, December 12, 2016, at 10:00 a.m.

Respectfully submitted,
Maureen Lawson
Mutual 22 Secretary-Treasurer

