

MINUTES OF WALNUT CREEK MUTUAL NO. TWENTY-TWO
QUARTERLY MEETING OF MEMBERS
SEPTEMBER 14, 2015, 10:00 A.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

ROLL CALL: All Mutual 22 Board Members were present: Ping Tse, President; Mick Marshall, Vice-President, Maureen Lawson, Secretary –Treasurer.

FROM MOD; Paul Donner, Dir. Mutual Operations, Rich Perona, Landscape Manager, and Rick West, Building Manager were present

APPROVAL OF MINUTES: Two motions were passed to approve the following minutes, respectively: Quarterly Meeting March 9, 2015, and Annual Meeting June 8, 2015

FINANCIAL REPORT

Paul Donner reported that we are operating within our 2015 budget for the most part with \$18,870 available in operating funds and \$279,032 in reserves and are actually \$1,588 better than budget as of the end of August.

The 2016 Budget figures are not complete to date; GRF potential increase is between \$4-6, and our Mutual Budget will be increased \$15 due to necessary reserves increase. The mutual's monthly coupon for 2016 is estimated to be \$662. A special mutual budget meeting will be called in October for release of final figures.

LANDSCAPE REPORT

Rich Perona will do a landscape walk with two board members after the meeting. Paul Donner reported that MOD is ready and prepared for possible El Nino heavy rains this fall and winter.

BUILDING MAINTENANCE REPORT

Rick West reported that balcony inspections will be done throughout 4033 and all the duplexes for possible problems/repairs. A work order has been issued to repair concrete failures in the 4033 stairwells as well as duplex concrete failures on steps and landings. The 4033 recycle room door latch will be replaced with a "dummy" latch which is easier to open when resident has hands full with recycle/garbage items. A work order has been sent out to paint the interior and exterior of the recycle room door. Resident Pat Murphy mentioned she is having a difficult time locating stick-on fabrezes to control odors in recycle room. Plug-ins are not allowed due to fire hazard. Davis Plumbing provided an estimate to replace 4033 ladies room toilet with a high-rise low flush at \$298. 4033 breezeways ceiling lights were discussed with the idea of possibly reducing the number of lights to save on electricity and frequent bulb replacement. Board will discuss the matter and decide on action making sure residents have sufficient lighting.

4033 Elevator electrical and technical/safety upgrades will begin in November. MOD will post 4033 residents door notices in the near future and beyond as the work date nears. Board secretary will also send out email notices to 4033 residents.

PRESIDENT'S REPORT

President Ping touched on the board's handling of resident problems either between two or more residents or a resident being in violation of our bylaws/CC&R's this year. These issues include: a resident's stone artwork being allowed by the board to be placed in the 4033 courtyard (limited to three pieces at any given time). Requesting a resident to remove burlap covering from their deck enclosure. New resident's issues with carport parking problem. A resident operating a non-permitted business out of their carport. The issue of cars speeding through the mutual was addressed and at the board's request Rick West will provide an estimate for speed signage of 5mph for two signs to be placed in the mutual main driveway from 4029 to 4001.

RESIDENTS' FORUM

Glenn Watkins (as well as other residents) complained of Comcast reception problems with TV's and computers. Paul Donner will pursue the issue with Comcast.

NEW BUSINESS

A motion was passed to approve our new Auditor: Hinricher, Douglas & Porter LLP.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:10 a.m.

Next meeting (Budget) Monday, October 12, 2015, 10:00 A.M.; Last 2015 Qrtrly Meeting Monday, December 14, 2015, 10:00 A.M.

REMINDER: HOLIDAY BRUNCH/PARTY DECEMBER 13, 2015, STANLEY DOLLAR CLUBHOUSE. INVITATIONS AND COST TO EACH RESIDENT ATTENDING WILL BE FORTHCOMING IN LATE NOVEMBER.

Respectfully submitted,
Maureen Lawson
Secretary-Treasurer
Mutual 22
9-14-15

