

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY TWO
FORTY-FOURTH ANNUAL MEMBERS MEETING
MONDAY, JUNE 9, 2014 AT 10:00 A.M.
CLUB 22, 4033 TERRA GRANADA DRIVE

The Forty-Fourth Annual Members Meeting of Walnut Creek Mutual No. Twenty-Two was called to order on June 9 at 10 AM by President Ping Tse, in Club 22 at 4033 Terra Granada Drive, Walnut Creek, CA.

ROLL CALL

Board Present:	Ping Tse, President Maureen Lawson, Secretary-Treasurer Patricia Murphy, Vice President
Guests Present:	Paul Donner, Director of Mutual Operations Rick West, Building Manager Sharon Fees, Administrative Secretary

VERIFICATION OF QUORUM

Sharon Fees confirmed that quorum for the Annual Members Meeting was met. The required quorum is 15 households and 20 households were represented.

CERTIFICATION OF NOTICE

Maureen Lawson certified that a notice announcing the Annual Membership Meeting was mailed to all Members of record as of May 27, 2014, and notices were published in the *Rossmoor News* on April 23 and April 30 in accordance with Article 4, Section 4.3, of the Bylaws of said Corporation.

APPROVAL OF MINUTES

Maureen Lawson moved and Pat Murphy seconded to approve the minutes to the Forty-Third Annual Members' Meeting held on June 10, 2013. The motion passed unanimously. Maureen Lawson moved and Pat Murphy seconded to approve the minutes to the Quarterly Board Meeting held on March 14, 2014. The motion passed unanimously.

PRESIDENT'S REPORT

President Ping Tse highlighted some of the happenings in the Mutual of the past year:

- 1) The building roofs are being replaced and the carport roofs will be next.
- 2) The wooden bridges were rebuilt with concrete in such a way that they look like wood.
- 3) The fountain was replaced and the entire rehabilitation of the landscaping in the courtyard area was sponsored by the generous donation of a resident who wishes to remain anonymous. In a deep and sincere gesture of appreciation, the assembled group applauded the anonymous resident for his generosity to the Mutual.
- 4) Tse thanked residents Nazli Monahan and Barbara Beanum who do a lot of walking through the Mutual and then report maintenance problems in a timely manner.

FINANCIAL REPORT

Paul Donner gave a synopsis of our financial report as follows: Operating fund is \$22,524; Replacement Reserve Fund is \$303,005. The Mutual is currently \$2,637 better than budget. Overall the Mutual should continue to stay close to budget by year's end.

BUILDING MAINTENANCE REPORT

Rick West reported that the re-roofing is going smoothly and on schedule.

The board chose a rock-look patterned coating for the carport roofs. This choice will eliminate a lot of glare and sheen that could occur.

Two areas of stucco on the soffits of the breezeways are starting to crumble. West is currently getting bids for the Mutual to have this remediation performed in a timely manner.

Some items were updated on the elevator system to get it up to today's code.

West fielded resident questions and will do follow-up on appropriate items.

LANDSCAPE REPORT

Maureen Lawson reported that some of the landscaping along the perimeter of the buildings will take place in either 2014 or 2015.

Lawson and Paul Donner responded to resident questions regarding landscaping.

SEATING OF DIRECTOR

Sharon Fees announced that Ping Tse submitted his name for re-election to the board for another three-year term. No other candidates came forward by the submission deadline. Tse was deemed a member in good standing and therefore eligible to run. He was seated by acclamation.

UNFINISHED BUSINESS

Community Room Use: Pat Murphy reviewed the procedure for residents who wish to use the Community Room. A sign-in sheet exists for reserving the room and for when the room is actually used. She reminded the assembled group that the lights should be turned off upon leaving.

NEW BUSINESS

Lock Boxes: Much discussion took place regarding lock boxes that the Fire Department is encouraging residents to install. The house key would then be available to Emergency Personnel once the homeowner gives the lock box code to the Fire Department.

RESIDENTS' FORUM

Residents were afforded further opportunity to make comments and ask questions.

NEXT MEETING

The next meeting will be the Quarterly Meeting scheduled for September 8, 2014 at 10:00 A.M. in Club 22.

ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

Respectfully submitted,



Sharon Fees
Assistant Secretary