

MINUTES

WALNUT CREEK MUTUAL NO. TWENTY-NINE
QUARTERLY MEETING
MONDAY, DECEMBER 15, 2014 AT 9:30 A.M.
MULTI-PURPOSE ROOM #3, GATEWAY COMPLEX

President Beth Gannon convened the Quarterly Board Meeting of WALNUT CREEK MUTUAL NO. TWENTY-NINE on Monday, December 15, 2014 at 9:30 a.m. in Multi-Purpose Room #3, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL:

Attendance

PRESENT:	Beth Gannon	President
	Barbara Crane	Vice President
	Toba Simon	Secretary
	Jim Bombardier	Treasurer
	Bill Chauncey	Director

Representing Mutual Operations were Paul Donner, Mutual Operations Director; Rick West, Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

Twenty-one additional Mutual members were present.

APPROVAL OF MINUTES

Approval of Minutes

At President Gannon's recommendation,

Bill Chauncey moved to approve the Minutes of the September 15, 2014 Quarterly Board Meeting as written and reviewed. Toba Simon seconded, and the motion carried without dissent.

Toba Simon moved to approve the Minutes of the Special Meeting of the Board of September 15, 2014 as written and reviewed. Bill Chauncey seconded, and the motion carried without dissent.

AUDIENCE INTRODUCTIONS

Audience Introductions

Beth Gannon asked audience members to introduce themselves to the assembled group.

PRESIDENT'S REPORT -- Beth Gannon

President's Report

Units: There are currently four rentals, two units that are in the ownership of relatives, and four units with new owners. There were a total of eleven re-sales in 2014.

Budget Booklet: The Budget Booklet was mailed to all homeowners of Mutual 29. The coupon for 2015 is \$610 per manor, per month.

Alterations Meeting: The Board is considering implementing Alterations Meetings before the close of escrow for all new buyers.

Insurance: Insurance is going down by a significant 28 percent for 2015.

Water Conservation: Beth Gannon thanked everyone for their efforts in conserving water during this severe draught and encouraged all residents to keep up the good work.

Nominating Committee: Beth Gannon appointed resident Hilde Olds to chair the Nominating Committee for 2015.

Neighbors: June Lynch passes away suddenly in early December. Peg Randolph, John O'Neill, and Aida Bares each moved away.

Abandoned Car: The abandoned car that was causing so much angst was finally removed.

FINANCIAL REPORT – Jim Bombardier, Treasurer

Financial Report

Jim Bombardier reported that the Social Account currently has \$427.90. Paul Donner reported that the Mutual has \$16,425 in the operating fund and \$232,110 in the reserve fund. The Mutual is currently running \$11,000 over budget mostly because of overages in Building Maintenance. Much of this was because of unexpected plumbing expenses.

Currently there are no delinquencies.

Emergency
Preparedness
Report

EMERGENCY PREPAREDNESS – This leadership position is currently vacant.

The Mutual is still seeking a resident to fill this leadership role.

BUILDING MAINTENANCE REPORT – Roger Wilcox, Chairman

Building
Maintenance
Report

Rick West reported on the following:

1. 2748 PT #8 – A broken hose bib pipe in the wall of this unit caused significant water damage. AMAC repaired the flooring and Davis Plumbing handled the plumbing repairs. The cost due date for these repairs is \$2,191.60.
2. Carport damage repairs were completed by AMAC and the resident who caused the damage paid for the repairs.
3. MOD conducted a survey and installed 30 overflow protection devices throughout the Mutual. The total cost is \$2,400.
4. 2724 PT#4 – An under-slab leak was detected by Davis Plumbing. The line was abandoned and then re-routed to a new line. The total cost for this work is \$853.68.
5. 2724 PT #6 – California Glass installed a new bay window and sliding glass door because of building settlement that occurred. The cost for these repairs was \$3,515.

West responded to Board and resident questions.

Landscape
Report

LANDSCAPE REPORT – Sandra Chauncey, Landscape Committee Chairperson

Landscape Manager Rich Perona submitted a report on the following:

All turf areas were fertilized in November. Irrigation controllers have been shut off.

Crews are busy raking leaves and keeping drains clear.

All tree maintenance is handled by Waraner Brothers Tree Service. The tree crew just completed the pruning of the Crepe Myrtle and Cherry trees.

The rehab crew is currently working on several small projects throughout the Mutual.

Beth Gannon noted that despite the bad windstorm, the valley did not suffer much limb damage. Paul Donner commented this is because of the robust tree maintenance program that exists throughout Rossmoor.

TRUST AGREEMENT UPDATE – Barbara Crane

Trust Agreement Update

Barbara Crane reported that the current Trust Agreement expires in 2024. Several individuals in the community have been working on an updated Agreement for over four years.

SOCIAL -- Bill Chauncey

Social Committee

The 2015 Annual Dinner is scheduled for Sunday, August 2. On the first Wednesday of each month, weather and day light permitting, a social is held in Norton Park.

Unfinished Business

UNFINISHED BUSINESS

Procedure for Annual Dinner: Bill Chauncey reported that the Social Fund, held at Mechanic's Bank, will continue to be funded via the annual budget. The purpose of the Social Fund is to provide refreshments at regularly scheduled Board meetings and to pay for small items like the flag at the entrance to the Mutual and minor decorations. Large items such as chairs or tables for Norton Park will be purchased from the annual budget via MOD.

The Annual Dinner will continue to be subsidized with the \$1,270 being collected via coupon (\$1 per month, per manor). Funds not expended for the dinner will be held in reserve for future dinner events.

NEW BUSINESS

New Business

New Resident Roster: The latest edition of the Mutual 29 Roster was prepared and distributed to all Mutual members.

Parking Concerns: Beth Gannon asked for input on how to alleviate parking congestion in the Mutual. Much discussion took place amongst the Board and residents concerning this matter. One idea is to request that all Commercial trucks and Caretaker vehicles be parked on the street. This topic will be discussed at future board meetings.

RESIDENTS' FORUM

Residents' Forum

Residents were afforded the opportunity to voice their concerns and ask questions of staff and board.

ANNOUNCEMENTS

Announcements

The next regular meeting of the Board is the Mutual Annual Meeting and it is scheduled for Monday, March 16, 2014, at 9:30 a.m., Multi-Purpose Room #3 (Gateway).

ADJOURNMENT

Adjournment

Having no further business, the Quarterly Meeting of the Board adjourned at 10:41 a.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Walnut Creek Mutual No. Twenty-Nine