

# WALNUT CREEK MUTUAL NO. TWENTY-NINE

QUARTERLY MEETING MINUTES OF THE BOARD  
MONDAY, MARCH 18, 2019 AT 10:45 A.M.  
MULTIPURPOSE ROOM NO. 3 (MPR3, GATEWAY)  
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

## Call to Order

Director Crane called the meeting to order at 10:43 am.

## Roll Call

**Directors Present:** Beth Gannon, President  
Mike McLaughlin, Vice President  
Sheila MacDonell, Treasurer  
Tanc Agius, Secretary  
Barbara Crane, Director

**Also Present:** Paul Donner, Director of Operations; Rick West, Building Maintenance Manager; Kelly Mattison, Board Services Coordinator.

## Approval of Meeting Minutes

President Gannon asked if there were any additions or corrections to the following minutes:

- a. Regular Meeting of the Board held on December 17, 2018

The minutes of the December 17, 2018 Board meeting were approved as submitted.

**Moved, Seconded, Carried 5-0**

## Unfinished Business

- a. **Update on Soffit Project:** This topic was covered in the Annual Meeting.

## New Business

- a. **Ratify Approval of Broken Sewer Line at 2712 PT:** A motion was made to approve the Five Star proposal to replace a section of sewer line that is under concrete at 2712 Ptarmigan Drive in the amount of \$9,950.00.

**Moved, Seconded, Carried 5-0**

- b. **Announcement of Special Assessment Ballot Results:**

A secret ballot in the matter of a Special Assessment in the amount of \$1,000 per manor was mailed on January 24, 2019 for a vote of the membership. Ballots were opened during an Open Ballot Count Meeting on Thursday, February 28, 2019 at 10:00 a.m. in the Fairway Room at Creekside (1010 Stanley Dollar Drive, Walnut Creek, CA 94595)

For purposes of a special assessment, the approval requirement is set by statute rather than the governing documents. Regardless of anything to the contrary in an association's governing documents, special assessments are approved by a majority of a quorum of the membership. The Davis-Stirling Act defines a quorum to

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mean more than 50% of the owners of the Project. It then defines a majority of a quorum to mean the affirmative vote of a majority of the votes cast, which votes also constitute a majority of the required quorum.

**The following is a report prepared by the Inspector of Elections:**

	<b>Total Manors/Units:</b>	<b>106</b>
<b>Total Ballots Received:</b>	<b>84</b>	
<b>Total Invalid Ballots:</b>	<b>3</b>	
<b>Total Valid Ballots:</b>	<b>81</b>	
<b>Total FOR:</b>	<b>71</b>	
<b>Total AGAINST:</b>	<b>10</b>	

**By majority vote, the Special Assessment of \$1,000 per manor PASSED. This amount will be payable in two payments of \$500. The first payment on the special assessment is due on April 10, 2019 in the amount of \$500. The second payment of \$500 is due on May 10, 2019.**

- c. Motion to Defer Payback of Monies Borrowed from Reserves in 2016 & 2017 as the Funds become Available:** A motion was made to defer the payback to reserve in the amount of \$50,000 towards the end of April 2019 and the reaming \$35,000 in June 2019.  
**Moved, Seconded, Carried 5-0**

### **Next Board Meeting**

The next scheduled quarterly meeting is scheduled on Monday, June 17, 2019 at 9:30 a.m. in Multi-Purpose Room #3 of Gateway.

### **Residents' Forum**

Residents were afforded the opportunity to express their concerns, make comments, and have questions answered by the Board and M.O.D. staff representatives. Topics discussed in Resident's forum included: estimated construction completing time on roofs and soffits; CC&Rs; and assessments.

### **Adjournment**

Director Crane adjourned the meeting at 11:05 am.

### **Secretary's Certificate**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.



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**Secretary**