

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FORTY-FIFTH ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 13, 2017 AT 9:30 A.M.
FAIRWAY A & B ROOMS - CREEKSIDE CLUBHOUSE
1006 STANLEY DOLLAR DRIVE, WALNUT CREEK, CALIFORNIA

President John Herron called to order the Annual Membership Meeting of Mutual Thirty on Wednesday, September 13, 2017 at 9:30 a.m. in the Creekside Clubhouse, Fairway A & B Rooms, 1006 Stanley Dollar Road, Walnut Creek, California.

ROLL CALL: PRESENT:	President	John Herron
	Vice President	Carl Pischke
	Treasurer	Harriett-Lee Keller
	Secretary	Lynda Caputo
	Director	Janet Thoele

Absent:

MOD staff was represented by Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

President Herron welcomed the fourteen residents in attendance.

Mr. Herron introduced the Board members and their positions.

CERTIFICATION OF NOTICE OF MEETING – Anne Paone, Assistant Secretary

Ms. Paone certified that notices of the Annual Membership Meeting were published in the *Rossmoor News* on July 5th, 12th and the 26th, 2017 and a notice of the Annual Meeting was mailed to the membership in accordance with Article 4, Section 4.3 of the Bylaws of said corporation to all members of record as of August 31, 2017.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the September 21, 2016 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Herron reported that the Mutual will do small projects in 2018. The Board is waiting for a proposal from Sang Electric to check the electric panels, lubricate them, and to enter manors and check the breaker box. The Mutual will be replacing a total of 8 lights on the trash enclosures. The carport lights, with the exception of the Santa Claras, were changed to LED lights.

Paving has been done with an expenditure of \$170,000 from reserves. The Mutual will build the reserves back up in the next few years.

Painting and carports will be done. Some roofs will be done. Rain leaks around skylights are the owner's responsibility.

MOD REPORT

Mr. West reported that the reserves will build up again in 2018. The Mutual has a 10-

year spreadsheet and Helsing has a financial plan. The Board is trying to blend both.

FINANCIAL REPORT

Ms. Keller reported that the balance in the operating fund is \$52,752 and the reserve balance is \$253,959. The Mutual is fine. Ms. Keller thought it would be nice if Mutual 30 could raise funds to help fellow Americans with the current disasters.

The Board presented Ms. Keller with a card, gift card, and a beautiful Orchid. The Board thanked her for her contributions to the Mutual and the Board.

Mr. Herron reported that the Mutual participates in a shared deductible. The master policy has a \$100,000 deductible.

There have been 3 events. A fire on Rossmoor Parkway, a lady hit some pillars on a G-11 building and 2 manors on Eagle Ridge will be torn down due to a slide.

Mr. Pischke noted that they paid about \$1,400,000 for each home. Now they have to tear them down. It will cost about \$850,000 to fix the ground. There is a \$17,000 assessment to each owner.

COMMITTEE REPORTS

Landscape (Linda Herron) – Ms. Herron gave the following report:

I have been coordinating our landscape work for 10 years. Every year has presented new challenges due to weather, tree removals, new areas to rehab, and various surprises. This year's surprise was the impact of the asphalt project on the landscape and the invasion of those persistent voles. Voles normally remain underground. This year is different. They are racing around above ground during the day, digging under patios, and invading our sod everywhere. Our Rehab team, Jose and Carlos improved several areas in the entry.

- The area behind 2857 was the big project. The lawn was replaced with gravel, bark and many flowering shrubs. Drainage was improved and a bubbler system replaced the old sprinklers.
- The area in front of 2925 #1 was cleaned up and rock roses were added.
- The tired hedge and ground cover along the driveway at 2945 #1 was replaced with azaleas, pierus, garlic and a rhododendron.

Raul is responsible for keeping our entry trimmed and clean.

- He has removed and replaced at least 30 aging shrubs.
- He redid the front corner of the park planting catmint, ferns, hypericum, guara and lantana.
- He spread at least 12 yards of gravel and bark.
- He has just completed digging a very long 12 inch deep trench so that Carl could add a new garden light at 2945.

Now he is ready to tackle our very long leaf season. At the height of the season he will make at least two trips out of our entry with 10-15 burlap bundles each weighing about 50 pounds.

Thanks again to all Mutual 30 members for supporting and funding our valuable landscape. We are the envy of many neighbors from surrounding entries and have one of the most beautiful entries in Rossmoor.

Ms. Pollon reported that the Mutual is lucky to have Linda Herron. She keeps an eye on the money and the landscape. 2857 Ptarmigan had plants added and the lawn removed. The Mutual has 10 days of work with the MOD staff. They are building retaining walls to keep dirt from going into the drains.

Emergency Preparedness (John Herron) – Mr. Herron reported that the Mutual had a drill. It went well, but it was very hot that day.

Mr. Pischke reported that all members should keep a fire extinguisher close by. An ABC Chemical Fire Extinguisher is good for all fires such as electric, gas, etc. Remember to shake it upside down once a year. The gauge should be in the green area which indicates it still has pressure.

Building (Carl Pischke) – Mr. Pischke reported that he has been busy the last 2 months. People call him even with small issues. He repaired an outside storage room door by fixing the latch. He repaired some front door locks. He has repaired light fixtures. He rebuilt the ballasts on the lights. He reset some breakers after construction was done. He installed screening to electric boxes so rats can't get into homes. He thanked Linda, John, and Raul for cleaning the carports. Linda did power washing.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that there are some new residents and she has met with most of them.

Social (Roseanne Wright) – Ms. Wright reported the holiday party will be on December 9 and Sunrise Bistro will be the caterer. Everyone wants another hot dog party in October. She might rent a room at Stanley Dollar. The soup lunch will be in February 2018. Mr. Pischke can demonstrate the fire extinguisher then.

RESIDENTS' FORUM

A resident reported that in 2010 the Mutual organized a heater/air conditioning service for \$30.00. Mr. Herron said the Mutual will not do it again. She can call MOD and they will give her a quote.

A resident thanked Linda Herron and the Board. The Mutual is beautiful.

A resident would like to see a group email set up. Mr. Herron stated the Board will look into it.

Ann Biderman, this year's Inspector of Elections, would like to hold a "Meet the Candidates" forum when there is another election.

ANNOUNCEMENT OF ELECTION RESULTS

Ms. Paone read the results of the election as follows: Two candidates, Jones H. Hom and Ron Reece came forward and were deemed members-in-good-standing. Ballots were tabulated at a noticed meeting on September 8, 2017. There were 63 ballots received. Twelve ballots were invalid for a total of fifty-one valid ballots.

Mr. Hom received seventeen votes and Mr. Reece received thirty-four votes. Mr. Reece was elected to serve on the board for a three-year term.

Mr. Herron welcomed Ron Reece to the Board.

ANNOUNCEMENTS

Mr. Herron reported that the Board is working on the first draft of the budget. They are waiting for the final GRF numbers. The Board will address the budget in the October meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:00 a.m. to an Organizational Meeting to elect officers.

/s/ _____
Anne Paone, Assistant Secretary
Walnut Creek Mutual No. Thirty