

MINUTES
WALNUT CREEK MUTUAL NO. THIRTY
FORTY-SECOND ANNUAL MEMBERSHIP MEETING
WEDNESDAY, SEPTEMBER 17, 2014 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 17, 2014 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 Roseanne Wright

Absent: Excused Director Lynda Caputo

MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rick West, Building Maintenance Manager and Anne Paone, Administrative Secretary.

President Herron welcomed the seven residents in attendance.

CERTIFICATION OF NOTICE OF MEETING – Roseanne Wright, Secretary

Ms. Wright certified that notices of the Annual Membership Meeting were published in the *Rossmoor News* on August 20th, 27th and September 3rd, 2014 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 3, 2014.

APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the September 18, 2013 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

PRESIDENT'S MESSAGE

Mr. Herron reported that the water usage is still high for the Mutual. There is a \$44,000 budget for water and we expect to come in on budget. EBMUD has put a reduction of 10% and reduced the landscape watering to twice weekly. We anticipate a \$5-\$10 increase in the coupon for 2015. The Mutual has saved \$2,000 on smoke detector inspections due to volunteer participation. Mr. Herron thanked the volunteers. The Mutual will not know what the insurance rate increases will be until

December. A 3-5% increase is expected. The Mutual is budgeting at 5%.

MOD REPORT

Mr. West reported that the Dura-Last drip caps on 2881 Ptarmigan are scheduled to be painted brown to match the roof shingles. They were white and no one seemed to like that color.

MOD is scheduled to inspect all State Roofing vent connections and insulation from the 2013 B/U roof project.

5-Star is scheduled for the pouring of new concrete in the spillway.

2941 Ptarmigan is scheduled for carport soffit repairs on the week ending 9/26.

2015 Building Maintenance Budget Proposals – Phase 2 - Tile to Comp. There will be 6 additional buildings, including new gutters and downspouts.

Mr. Herron reported that this year 6 Santa Claras have roof replacement with shingles vs tile. The roofs were so heavy that the backs were falling down. In 2015, the plan is to do 6 more roofs and in 2016 the remaining 2 Santa Claras and 2 Mendocino Buildings.

FINANCIAL REPORT

Mr. Donner reported that the draft budget will not have an increase in management fees as far as we know right now. There will be a raise in the cable of \$1.03. The Golden Rain amount in the draft budget is \$2.14, including the cable amount.

Mr. Herron reported that the GRF budget will be approved on September 24th.

Mr. Chakoff reported there is a slight deficit of \$3,000. Of that \$2,300 is in landscaping and that is seasonal and will come back to budget. Insurance is over budget due to some shared deductibles. The Mutual is on budget and is prosperous.

COMMITTEE REPORTS

Landscape (Linda Herron) – Ms. Herron reported the landscaping is looking good. Mr. Perona said the lawns look fine and will green up again when we get some rain. We are again contracting with Waraner's Tree Service to expand the fire break above our entry. They will work on the hillside and will clear all but grass to prevent erosion. Several areas in the entry were improved this year. The slope behind 2945 #2 was landscaped and the slope beside that unit now has waddle and bark installed to prevent erosion. The slope behind 2909 #2 had an overgrown juniper that was replaced with new shrubs. In front of 2801, a new hedge was installed along the sidewalk as well as new shrubs under two windows. The most noticeable updated area is along Ptarmigan Dr. beside 2801. We are waiting for cooler weather to plant and we have enough money for one last project. Struggling lawns around the park will be removed and replaced with bark and shrubs. Raul, our twice a week landscape worker, is responsible for keeping our entry beautiful. He is knowledgeable, energetic and a joy to work with.

Emergency Preparedness (John Herron) – Mr. Herron reported that they are trying to come up with a drill in October. They need some new building reps. Some have moved away. The telephone tree may be replaced with the CERT emergency preparedness list. Mr. Herron would contact them.

Building (Carl Pischke) – Mr. Pischke demonstrated a small fire extinguisher that residents who are capable of handling one should keep handy in their home.

He reminded everyone that it needs to be tapped and shaken up a couple of times because the powder sits in the bottom of the extinguisher and hardens.

It came to his attention that a resident thought the Board was paid for their work. He reminded the membership that the Board consists of all volunteers.

The Napa earthquake had about 120 fires. 245 people were injured. There was 1 death. At least 50% of the injuries were caused by broken items or glass. Remember to keep a pair of shoes by your bed.

There were over 200 water leaks and it took a week to repair. The 911 system went down. People could call in to the system, but the AT&T system didn't work and 911 couldn't call out to emergency services. They relied on local radios, mostly C.B.s. Electricity was out for days. If your house is safe, stay in it.

If the earthquake happened in Concord or Walnut Creek, it would be much worse. Rossmoor is in the shaking zone. Be prepared. Have some water and food available. Have a radio, flashlight and extra batteries. Mr. West reported that only the corners of the buildings are bolted down due to the time they were built. You may continue to have internet access, but no phones. Check the USGS site to get updates.

This past year there have been many calls about ants, mice, snakes, and other pests. They are coming down from the hills because it is so dry and they have lost their food sources. Don't keep food out. It attracts the critters. Watch small animals as coyotes are around.

If anyone needs help, call Mr. Pischke before you call MOD. He will see if he can help and it will save the Mutual money.

New Resident Greeter (Lynda Caputo) – Mr. Herron reported that Ms. Caputo has met everyone that has come into the Mutual except for one couple. There is only one unit for sale right now.

Social (Roseanne Wright) – Ms. Wright reported the hot dog party was very successful. Everyone had a good time. She thanked the volunteers that helped. She is planning a wine and cheese get-together for October. They may combine it with the emergency preparedness drill. December 6 is the date for the Christmas Holiday luncheon. It will be a buffet this year. She would love to have some volunteers help on the committee.

RESIDENTS' FORUM

A resident thanked the Board for their work. She also thanked Linda Herron for all of

her work with landscaping.

Ms. Herron reported that there was a robbery in the unit across from hers. It was the middle of the day. She reminded everyone not to leave their jewelry where it can be easily found. Put it someplace that you wouldn't expect to find it. Don't leave your laptop out when you are not home. Keep your windows closed when you leave, especially the ground-floor level. Notice any unusual vehicles. Securitas has video of cars entering Rossmoor, but not exiting. The tape is written over so it must be viewed as soon as possible. This is of limited help. Residents just need to be aware of their surroundings.

ANNOUNCEMENT OF ELECTION RESULTS

Inspector of Election Jacqueline Warden reported that incumbent Harriett-Lee Keller was the only candidate who came forth by the August 4 deadline for nominations, was determined eligible to run, and was declared elected by acclamation of the membership pursuant to Article 6, Section 6.3 of the Bylaws of Walnut Creek Mutual Thirty.

NEW BUSINESS

Every year we have to have an audit and tax returns submitted. The 2015 proposal is from James Ernst Accounting in the amount of \$3,600. Mr. Herron called for a motion.

Mr. Pischke motioned to accept the proposal from James Ernst Accounting in the amount of \$3,600 for 2015. Ms. Wright seconded and the motion carried without dissent.

Mr. Herron announced that the budget will be approved at the next Board meeting.

Mr. Pische motioned to appoint Anne Paone to act as Chair Pro Tem for the organizational meeting immediately following this meeting. Ms. Wright seconded and the motion carried without dissent.

ADJOURNMENT

Having no further business, the meeting adjourned at 10:20 a.m. to an Organizational Meeting to elect officers.

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