

MINUTES  
WALNUT CREEK MUTUAL NO. THIRTY  
FORTY-FOURTH ANNUAL MEMBERSHIP MEETING  
WEDNESDAY, SEPTEMBER 21, 2016 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 21, 2016 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

Absent: Excused	Director	Janet Thoele
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MOD staff was represented by Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

President Herron welcomed the sixteen 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 August 24, 31, and September 7, 2016 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 September 7, 2016.

LANDSCAPE REPORT

Ms. Pollon reported the following:

LAWN MAINTENANCE: Mowing occurs weekly, irrigation is watering as weather requires, typically 2-3 times a week for turf. Over-seeding will begin next month.

ENTRY MAINTENANCE: Crews are on their warm season schedules pruning and spot spraying every 4-6 weeks

TREE MAINTENANCE: Waraner Brothers addresses work requests in the order that they are received.

LANDSCAPE REHAB: There are no projects currently on the schedule. Please contact your landscape representative if you have requests.

A resident had a question about blowing. The resident feels it is excessive. The landscapers blow on Monday and Thursday.

Residents were asked to advise Linda Herron if they have allergies. Blowing can be adjusted for that building.

Resident stated the landscaper should blow after they do trimming. Ms. Pollon will address this issue.

### APPROVAL OF MINUTES

Mr. Herron asked for any corrections to the minutes of the September 16, 2015 Annual Membership and Organizational Meetings. Hearing none, he declared them approved as written and reviewed.

### PRESIDENT'S MESSAGE

Mr. Herron reported that there is a survey out to the membership regarding the Comcast DVR and Landline offer.

The DVR is normally \$18, but if all of the Mutual receives it, the cost is \$9.00 per month.

The phone is normally \$40, but will be \$20 if all of the Mutual gets it.

The GRF portion of Comcast will go up \$22.00. The internet will be added per the GRF Comcast contract.

The Santa Claras single-story roofing is finished. The Mendocinos were not done, but they are in good shape. Next year there will be new asphalt in the entire entry. The cost is about \$190,000-\$200,000. The Mutual will get a quote on the replacement of the asphalt.

Mr. Pischke stated that if the paving project is spread out over 3 years, everyone will be inconvenienced for 3 years in a row. Completing the project in one year would be better. There is currently \$335,000 in the reserve fund.

Mr. Herron reported that Mr. Pischke attended the Presidents' Forum. The presidents were talking about co-occupancy. The forms will be revamped. It will be a legal document and there will be a \$150.00 fee to file a co-occupancy form.

### MOD REPORT

Mr. West reported the following:

1. 2857 PT #4 – Termite treatment completed. cost \$1,145.00.  
New tile replacement in master bathroom cost \$1,250.00.  
(work scheduled).

#### Follow up:

2. MOD Dry Rot rehab work (completed).

## FINANCIAL REPORT

Mr. West reported that the YTD operating fund has \$47,836 and the reserve fund has \$335,750. Utilities was a little high.

## COMMITTEE REPORTS

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

Most of the fire abatement work was completed last year when the last of the dead wood and shrubbery was cleared from open space surrounding the entry. This year's work was limited to killing recurring coyote bush and whipping down high grass above the Mutual.

The rehab team of Jose and Carlos improved several areas in the entry this year.

- A rock wall and new shrubs were added behind 2881-2 to prevent erosion and replace junipers.
- Shrubs were added in the bark on the back side of the park.
- Seven live oaks were planted on the slope behind 2941 and 2945
- The bed between carports in front of 2857 was redone with catmint and ferns.
- New plants were added to the oleander hedge behind 2873 and many other locations throughout the entry.
- And of course the big project was the rock wall and planting along the walkway below Ptarmigan and adjacent to 2933 and 2937.

TREES – Some of the trees in the entry are reaching the end of their lives.

- In recent years we have removed several flowering pears planted between buildings and behind carports.
- At 2901 a teacup magnolia is maturing.
- There is a very old and beautiful cherry in front of 2925 we are watching as well a sickly one across from it at 2937.
- Monterey pines are suffering from the drought and reaching the end of their lives. In this weakened state they are being attacked and killed by pine bark beetles. We have six of this species left – all at the base of the slope behind the Santa Clara's. We keep a close watch on these trees because of their age and their close proximity to buildings. One behind 2925-2 is being evaluated and may be removed this week.

We only remove a tree when it shows obvious signs of dying or becomes a threat to a building or walkways. Each will be removed on a case by case basis.

Raul, our twice-a-week landscape worker, is responsible for keeping our entry beautiful. Knowledgeable, energetic, and eager to please, he is a joy to work with. We now have an enormous amount of plant material in the entry and he manages to keep it all looking good in just 14 hours per week.

Ms. Herron thanked all of the Mutual 30 members for supporting and funding the Mutual's valuable assets.

Mutual 28 and TWCM have trees that affect Mutual 30.

Emergency Preparedness (John Herron) – Mr. Herron reported that the Mutual is

continuously trying to get the shed up-to-date. The Christmas items should be removed to make room for emergency items. They can always use volunteers.

Building (Carl Pischke) – Mr. Pischke reported that he was working on a wood rot project. There were 17 areas around the Mutual that could have caused future costs. All have been completed and painted. Trash enclosure containers were hitting the walls. Stops were installed and that solved the problem. Some carport storage doors were damaged by owners. That repair project has been completed. It has been a busy year with many light bulbs burning out.

Mr. Pischke installed a drain pipe behind a unit because the driveway was always flooding.

Mr. Herron spoke about all the work that Mr. Pischke does for the Mutual and on behalf of the Board, Mr. Pischke was given a thank you card and a gift card.

New Resident Greeter (Lynda Caputo) – Ms. Caputo reported that there were three new residents since the last meeting. They are wonderful people and the Mutual welcomes them.

Social (Roseanne Wright) – Mr. Wright reported that the hot dog party was a great success. December 10<sup>th</sup> is the holiday luncheon.

### RESIDENTS' FORUM

A resident reported that State had replaced her building's roof and paid no attention to the particulates that were thrown into the air. She held a hose to try to hold down the particulate matter. The same resident requested that shrubs be removed near her entry. She felt they were dangerous. Mr. Pischke reported that he installed a light and later the shrubs were trimmed. They were since removed because of the extreme trimming performed on them.

Another resident thanked the Board for being very responsive. Ms. Keller reported that Linda Herron was working very hard one day pulling weeds.

Another resident has some issues with some areas in the back of 2857 Ptarmigan.

The Board will address the landscaping behind 2857 Ptarmigan at their next regular Board meeting.

### ANNOUNCEMENT OF ELECTION RESULTS

Ms. Paone announced that incumbents John Herron and Carl Pischke were elected by acclamation.

### NEW BUSINESS

None

### ADJOURNMENT

Having no further business, the meeting adjourned at 11:38 a.m. to an Organizational

Meeting to elect officers.

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Anne Paone, Assistant Secretary  
Walnut Creek Mutual No. Thirty