

WALNUT CREEK MUTUAL NO. FORTY-EIGHT

ANNUAL MEETING MINUTES OF THE BOARD
WEDNESDAY, APRIL 18, 2018 AT 1:00 P.M.
CLUBROOM - CREEKSIDE
1010 STANLEY DOLLAR DRIVE

Call to Order

President Burch called the meeting to order at 1:00 p.m.

Roll Call

Directors Present: Robert Burch (Incumbent)
Sonya Ford (2020)
Norm King (Outgoing)
Henry Mei (2019)
Richard Pancoast (2019)
Ron Schwartz (incoming)

Certification of Notice of Meeting

In accordance with Section 5.4 of the Mutual's Bylaws and Civil Code §5100(a), balloting is only required if an election requires a vote. If the election is uncontested, there is no need for a vote. Therefore, the Mutual did not proceed with a ballot/vote.

A Call for Candidates was published in the February 7th, 14th, and 21st editions of the Rossmoor News. The Mutuals' Board Office received two board nominations from the membership. In accordance with Corporations Code §7511(b), a notice of the Annual Meeting was also delivered to the membership by mail.

Election of Directors by Acclamation (3-Year Term)

There were two open board positions and two candidates. Therefore, in accordance with Civil Code §5100(a) and Article 5.2.3 of the Mutual's Bylaws, **Robert Burch** and **Ron Schwartz** are appointed to the board of directors by acclamation for a term of three (3) years.

Moved, Seconded, Carried by Acclamation

Approval of Meeting Minutes

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

Annual Meeting of the BoardApril 26, 2017

The minutes to the aforementioned meetings were approved as submitted.

Moved, Seconded, Carried

Members' Forum

Residents were afforded the opportunity to express their general concerns and make comments.

Reports of Officers and Committees

The following Committee reports were presented:

- a. **President's Report:** President Burch provided a report to the membership that

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included topics such as night lights, trash collection, building maintenance, future work, and the emergency contact book.

- b. **Financial Report:** Treasurer Mei presented a financial report to the membership that included operating funds budgeted vs. actual expenses, operating fund budgeted vs. actual expenses by items, and the reserve fund balance as of December 31, 2017 was \$611,787 which is an increase of \$59,041 from prior year (2016)
- c. **Landscape Report:** Vice President Ford reported that they just finished rehab which included replacing some dead plants and lawn patching by 3266 and 3258.
- d. **Building Maintenance Report:** Sheafe Ewing reported that owners with building maintenance concerns should first contact Sheafe prior to contacting MOD. Sheafe can be found on the owner roster and he will funnel things to the work order desk at MOD as necessary. Sheafe provides a good description for the work order desk and ensures that things are done properly. Most calls usually involve lights that are out. Please pay close attention to how you dispose of trash, many boxes are not being broken down.
- e. **Alterations Report:** Director Pancoast reported on how the committee is generally working to keep water intrusion from happening throughout all buildings.
- f. **Solar Report:** Norm King reported Jeff Par is the contractor for phase 1 and phase 2. Weather has not been permitting for installation. Phase 2 is currently in the design phase and should go up this year.
- g. **Hospitality Report:** Trudi Garland reported that the normal practice of having a casual spring gathering will not be able to happen and instead the committee will be inspiring building gatherings. The summer barbeque will take place on Saturday July 28th at Dollar Clubhouse.
- h. **Emergency Preparedness Report:** John Mosher reported that he has tried to reorganize everything for the committee. Many owners have requested a presentation on emergency preparedness and there are eight more to complete. The presentation is flexible depending on the owner's interest. It usually lasts about one hour and contains many useful handouts. John Mosher is a retired firefighter and has lots of knowledge to share.

Next Board Meeting

The next board meeting will be held on Wednesday, May 16, 2018 at 2:00 p.m. in the MOD Large Conference Room.

Adjournment

President Burch adjourned meeting at 1:50 p.m.

Secretary's Certificate

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I hereby certify that the foregoing is a true and correct copy of the minutes of the 2018 Annual meeting.

A handwritten signature in blue ink, appearing to read "Kelly Patterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Assistant Secretary