

MINUTES
FOURTH WALNUT CREEK MUTUAL

SIXTEENTH ANNUAL MEETING OF THE MEMBERS
THURSDAY, AUGUST 4, 2016 AT 4:00 P.M.
FIRESIDE ROOM – GATEWAY COMPLEX

The Sixteenth Annual Meeting of Members was convened by President Donald Cardinal on Thursday, August 4, 2016 at 4:00 p.m. in the Fireside Room, Gateway Complex, 1001 Golden Rain Road, Rossmoor, Walnut Creek, California.

ROLL CALL: PRESENT: Don Cardinal President
 Sara Seltzer Vice President
 Mike Leinbach Treasurer
 Nancy Partovi Secretary

ABSENT: Pauline Kelzer, Director

Representing staff were Paul Donner, Director of Mutual Operations; Rebecca Pollon, Landscape Manager and Anne Paone, Administrative Secretary.

Guest Speakers: Dennis Bell, Public Safety Manager
 Maloa Jenkins, Securitas Site Manager

President Don Cardinal introduced the Board and welcomed the residents in attendance.

It was determined that a quorum was reached, with 118 residents present representing 80 member households of the total of 286 member households in the Mutual. Representation by 58 member households was needed for a quorum.

CERTIFICATION OF NOTICE OF MEETING

Secretary Anne Paone certified that notice of the annual membership meeting was published in the *Rossmoor News* on July 6, July 13 and July 20 and a notice was mailed to the membership in accordance with Article 4, Section 4.3 of the Bylaws of the corporation.

APPROVAL OF THE MINUTES

President Cardinal asked for any corrections or additions to the last Annual Membership Meeting held on August 6, 2015. Hearing none, he declared them approved as written and reviewed. He then asked if there were any corrections or additions to the minutes of the Organizational Meeting of August 6, 2015. Hearing none, he declared them approved as written and reviewed.

ELECTION RESULTS

There was one position on the Board of Directors in this year's election. Diane Buonaccorsi submitted her candidacy statement by the deadline of June 21, 2016 and was determined eligible to run. No other candidates came forward.

Pursuant to Section 6.3 of the Bylaws, Ms. Buonaccorsi has been declared elected by acclamation of the membership.

TREASURER'S REPORT

Mr. Leinbach reported that for the first six months, the Mutual is \$10,000 better than budget. The Mutual does well every month. There is \$18,000 in outstanding delinquencies, but 80% of that amount is attributed to one account.

GUEST SPEAKER – Dennis Bell, Public Safety Manager
Maloa Jenkins, Securitas Site manager

Mr. Cardinal introduced Mr. Bell. Mr. Bell began by introducing Maloa Jenkins.

Ms. Jenkins reported that she has worked at Rossmoor for nine years as the EMT Supervisor. On average, Public Safety responds to approximately 7,800 calls for service each year. Of those calls, approximately 25% are medically related. An average of 9,000 people enter the gate daily. Three and a half million people enter the gates per year. One and a half million guests are being screened by Securitas staff a year. The EMTs are certified by the State of California.

Dennis Bell reported that he has been at Rossmoor for seven and a half years. He worked for the Walnut Creek Police Department for thirty-one years.

Securitas does a very good job. Mr. Bell manages the contract with Securitas and oversees their work. He works with the Disaster Preparedness Services at Rossmoor. He manages the GRF Drug and Alcohol Program, Bus Driver Program and manages the OSHA program. He is also in charge of golf cart registration.

Mr. Bell reported that Rossmoor is a very safe community. The crime, theft and vandalism rate is much lower than the Walnut Creek community. Most crimes are thefts. There are 60-70 per year. It is usually items that are left unlocked and unsecured.

There were twenty-five arrests last year. Golf clubs were stolen. The thieves were a co-occupant and the son of a resident. They were caught when they tried to sell the clubs in at a store in Pleasanton. That store called the police.

Crime of theft is a crime of opportunity. Be sure to lock your items up. Call Securitas if you are suspicious about something.

Vandalism is usually a revenge crime. People are upset about parking issues. Cars get scratched and dinged.

There are cameras throughout Rossmoor. Three cameras are on each lane at the entry to Rossmoor. They also monitor pedestrians. When cars leave, the cameras can catch the license plates. There are also cameras at Gateway and the Event Center.

Mr. Bell mentioned that the gate arm in the fourth vehicle lane is purposely left up so that

fire trucks and ambulances can get through right away. Rossmoor is a safe place to live. Again, Mr. Bell emphasized reporting suspicious activity and reminded the membership to lock up their items.

President Don Cardinal thanked Mr. Bell and Ms. Jenkins for their presentations.

DIRECTORS' REPORTS:

LANDSCAPE REPORT

Landscape Chair Sara Seltzer reported that the website has been updated with landscape projects and plans. Plantings are scheduled for the Fall.

Rebecca Pollon, Landscape Manager reported that she started at Rossmoor on April 1. She had worked in Rossmoor previously with FWCM for three years as the landscape supervisor. Ms. Pollon has a degree in Landscape Architecture. Ms. Pollon stated that her priority is to get people outside to enjoy Rossmoor and its landscaping. She advised the membership that trees are not removed without a reason. Sometimes trees are diseased.

BUILDING MAINTENANCE REPORT

Mr. Cardinal explained that building maintenance is the biggest part of the Mutual's budget. The buildings are getting old. Roofing, painting, and general maintenance costs are going up. The Mutual follows a schedule for these projects. The infrastructure is getting old. There are plumbing and electrical problems. MOD does a great job. Rick West has a schedule for work to be done. He has roofing and a painting schedule. If a resident has an issue, call MOD right away.

ARCHITECTURAL AND COMPLIANCE REPORT

Mr. Cardinal reported that the Mutual has had fifty-seven alterations so far this year.

EMERGENCY PREPAREDNESS REPORT

Mr. Cardinal reported that Sheila Gorsuch is the secretary for the EPO of Rossmoor. Colene Trinterud is the President. The committee meets on the first Monday of every month at Creekside at 9:30. Entry coordinator training takes place four times a year. Information may be found in the Rossmoor News.

COMMUNICATIONS

Ms. Partovi reported that the Board meets every 2-3 weeks to review the policies. The Board has also attended seminars. The Board agrees on how the policies should be written. They will meet a few more times and then the policies will be sent to the attorney for legal review. Residents will receive a draft copy for a 30-day comment period. The Board will consider all comments and they will adopt the final policies at an open session Board meeting.

Ms. Partovi reported that people have come forward to volunteer. Diane Buonaccorsi volunteered to do the Newsletter. Lydia Grandbois and Diane Buonaccorsi came to Ms. Partovi's house and they worked on the floral arrangements for the dinner today. Ms. Grandbois brought the flower petals and helped with the table arrangements.

MEMBERS' FORUM

A resident asked about her building's repairs. Her floor is wavy and it slopes. Mr. Cardinal replied that he hasn't seen the bids yet. He will be speaking to Mr. West about them.

A resident inquired if the CC&Rs will be updated. Mr. Cardinal said not right now. The attorney will make sure that there are no conflicts with the policies and other documents. Mr. Cardinal advised the Membership that Ms. Partovi worked very hard on the policies. The Mutual also needs an Electric Vehicle Charging policy.

A resident asked about Marin Clean Energy (MCE). Mr. Donner explained that they partnered with the City of Walnut Creek and PG&E as an alternative for electricity. MCE will sell energy to PG&E. If a resident does nothing, the resident will receive energy from MCE. A resident may opt-out if the resident wants to stay with PG&E.

Mr. Cardinal stated that MCE collects power, but has to use PG&E stations. MCE doesn't have any infrastructures.

A resident stated that MCE is really about global warming, not the small amount of money for the cost.

A resident reported that members can get 35% clean energy, but if they opt-in, they will get energy that is 100% clean.

A resident reminded the membership to drive within the speed limit. Cars can be heard speeding down Skycrest.

A resident mentioned that she observes speeding also and that it may be caretakers, too.

A resident inquired about handicap parking. Mr. Cardinal responded that Fourth Mutual is a conglomerate of other Mutuals. Fourth did not install handicapped parking. The Mutual kept what was there. The community was built so long ago and parking is limited. There is no handicapped policy on parking.

Mr. Cardinal announced that next Board meeting will be held on Monday, September 19, 2016 at 1:30 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the Sixteenth Annual Meeting of Members adjourned at 4:50 p.m.

/s/ _____
Anne Paone, Assistant Secretary
Fourth Walnut Creek Mutual