

MINUTES
FOURTH WALNUT CREEK MUTUAL

FOURTEENTH ANNUAL MEETING OF THE MEMBERS
THURSDAY, AUGUST 7, 2014 AT 4:00 P.M.
FIRESIDE ROOM – GATEWAY COMPLEX

The Fourteenth Annual Meeting of Members was convened by Vice President Donald Cardinal Thursday, August 7, 2014 at 4:00 p.m. in the Fireside Room, Gateway Complex, 1001 Golden Rain Road, Rossmoor, Walnut Creek, California.

ROLL CALL: PRESENT: Don Cardinal Vice President
Pauline Kelzer Treasurer
Sheila Peverill Director
Janet Schreiber Director
Sara Seltzer Director

Representing staff were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

Guest Speaker: Cheryl Miller, Executive Director of the Diablo Firesafe Council

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

It was determined that a quorum was reached, with 130 residents present representing 82 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 16 and July 23 and a notice was mailed to the membership on July 16, 2014 in accordance with Article 4, Section 4.3 of the Bylaws of the corporation.

APPROVAL OF THE MINUTES

Vice President Cardinal asked for any corrections or additions to the last Annual Membership Meeting held on August 8, 2013. 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 8, 2013. Hearing none, he declared them approved as written and reviewed.

ELECTION RESULTS

There were two positions on the Board of Directors in this year's election. Don Cardinal (incumbent) and Sara Seltzer submitted their candidacy statements by the deadline of July 1, 2014 and were determined eligible to run. No other candidates submitted their candidate statements.

Pursuant to Section 6.3 of the Bylaws, Mr. Cardinal and Ms. Seltzer have been declared elected by acclamation of the membership.

TREASURER'S REPORT

Ms. Kelzer reported that the Mutual is in good financial shape. However, we have had five floods due to tree root intrusion. They punctured the water pipes. This was a surprise cost to the Mutual ranging from \$5,000 - \$20,000 per incident. This also raised the water usage bills because we lost water prior to these leaks being reported. She reminded everyone that if they see anything that needs to be repaired, call MOD right away.

There probably won't be a special assessment next year. The coupon might increase, but the budget isn't addressed until September.

Our monthly coupon collections are very good. We have almost 100% coupon payment. Sixty percent of members pay by automatic payment, which helps to keep the revenue predictable.

An informal net worth is \$57,200,000. The value of landscaping is \$11,400,000. This is a total of \$68,600,000. If we include other items such as carports, asphalt and electrical, we could round up to \$80,000,000. We are probably between \$80,000,000 and \$100,000,000.

Recent resale figures have an average sales price reaching \$350,000 last month.

We are fortunate that all of our assets are not located in one basket. Some homes do not have the same risk exposure to wildfire.

We adopted a fire prevention program two years ago to clarify weed abatement standards. We partnered with GRF to make our fire prevention program an annual event. Clearing flammable vegetation under the power lines is an ongoing effort and GRF did a better job this year than last year.

Ms. Kelzer introduced the guest speaker, Cheryl Miller.

GUEST SPEAKER – Cheryl Miller

Ms. Miller did a presentation on fire safety. She offered some suggestions on how to make living in Rossmoor safer from wildfires. We stated that we are in the worse drought that has been seen in California's history. This then translates to the worse fire season.

The winds are a huge factor in spreading fire. They can carry a fire and contribute to it changing directions. Embers can move through the air and ignite fires at a distance. As residents, you want to reduce burning material around your home and the canyons

behind your home. It is important to have a safe area around your building so the firefighters can move safely around.

Ms. Miller left brochures explaining ways to fireproof your home and landscape areas as much as possible.

DIRECTORS' REPORTS:

LANDSCAPE REPORT

Landscape Chair Sara Seltzer reported that she and her co-chair Janet Schreiber are the landscape committee on the Board. Their desire is to standardize the procedures for work orders and landscape proposals. They encourage any of you to be an entry landscape representative, so that their jobs can be facilitated with local on-the-ground individuals. They are coordinating with Rich Perona and his team for the planning of the landscape for the individual entries.

BUILDING MAINTENANCE REPORT

Mr. Cardinal explained that building maintenance has a schedule for various projects. The Board tries to make sure that the community looks good. Everyone works very hard and it is reflected in the way the buildings are maintained.

ARCHITECTURAL AND COMPLIANCE REPORT

Mr. Cardinal explained residents are moving into a community of condos. Permits are required to do work on their units. Sometimes permits are required by the city. The wiring can be an issue. The wiring can unravel and cause shorts. Our goal is to make sure that residents use a proper contractor that is licensed and insured.

EMERGENCY PREPAREDNESS REPORT

Ms. Peverill asked Sheila Gorsuch, Colene and John Trintrude and Steve Adza to stand. She thanked them for their volunteer work. Sheila takes care of being the secretary for emergency preparedness. Steve is a walking encyclopedia and has been very helpful as a resource. Collene and John have developed an emergency preparedness program.

She also advised everyone to clean out the lint trap in their dryers. It builds up and can be a potential fire hazard. Carports are for cars only. Don't store items in the carports. Find a new home for them or sell them.

Keep a bag with medication, whistles and contact information. Hang it on the door so it is readily available. Keep an emergency bag in case you have to leave the building. Keep shoes by or under your bed. Put a flashlight and a pair of socks in them.

Rich Perona is working on getting grants to start working on the canyons for the firebreak.

MOD, with Rich Perona and Paul Donner, are working with GRF to try to extend the

firebreak.

Carl Brown reported that the website, 4WCM.com has minutes, meeting agendas, notices, CC&Rs, maps and other items posted on the site.

Don Cardinal reported that on August 26 there will be an Emergency Preparedness seminar.

On August 22, and 28, there will be an EBMUD water conservation fair. EBMUD will give out kits to help facilitate water conservation.

Ms. Peverill asked that everyone take the time to fill out the survey placed on their tables. The feedback is much appreciated.

MEMBERS' FORUM

A resident reported that there are lots of leaves in the carports. She is wondering why the Mutual cannot clear the leaves away. Mr. Donner reported that the landscapers don't do it because people have complained that their cars are scratched or that they are missing items from their carports. If you have trouble getting them out, you might call a handyman to do it.

A resident reported that the ivy still hasn't been cut at 1309 Skycrest, in front of units two and six. Mr. Donner suggested that she call the work order desk or email them. He would then have a record of it and he can make sure it goes from the work order desk to the contractor's box.

Mr. Cardinal announced that next Board meeting will be held on Monday, September 15, 2014 at 1:30 p.m. in the Board Room at Gateway.

ADJOURNMENT

Having no further business, the Fourteenth Annual Meeting of Members adjourned at 5:05 p.m.

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