

MINUTES  
WALNUT CREEK MUTUAL NO. FIFTY-SIX

TWENTY-SEVENTH ANNUAL MEETING OF THE MEMBERS  
WEDNESDAY, OCTOBER 19, 2016 AT 9:30 A.M.  
FIRESIDE ROOM AT GATEWAY CLUBHOUSE

The Twenty-Seventh Annual Meeting of Members was convened by President Claudia Edwards, on Wednesday, October 19, 2016 at 10:50 a.m. in the Fireside Room at Gateway Clubhouse, 1001 Golden Rain Road, Rossmoor, Walnut Creek, California. This meeting immediately followed a Special Board Meeting held at 9:30 a.m.

ROLL CALL: PRESENT: Claudia Edwards – President  
Bill Eames – Vice President  
Susie Crist – Treasurer/Secretary

EXCUSED: None

Representing Mutual Operations Division were Paul Donner, Director of Mutual Operations; Rick West, Building Maintenance Supervisor; Jo Ann Cooper, Financial Analyst and Anne Paone Administrative Secretary.

Ms. Edwards introduced the Board, volunteers, and staff, and welcomed the 21 residents in attendance.

Assistant Secretary Anne Paone verified that a quorum was present with 21 of the 37 households represented in person. The presence of 13 households was required to establish a quorum.

CERTIFICATION OF NOTICE OF MEETING

Assistant Secretary Anne Paone certified that notice of the annual meeting was published in the *Rossmoor News* on, September 28, and October 5, and a copy of the attached notice was sent to all members of record on October 10, 2016, in accordance with Article 4, Section 4.3, of the Bylaws of said corporation.

Ms. Edwards advised that the minutes of the Twenty-Sixth Annual Meeting of Members held on October 21, 2015 were read and found to be accurate by the Board of Directors, including the Organizational Meeting. Accordingly,

a motion was made, seconded, and carried to approve the minutes of the Twenty-Sixth Annual Meeting held October 21, 2015 as written and reviewed.

FINANCIAL REPORT

No report.

### PRESENTATION OF 2017 BUDGET

Mr. Donner presented the budget in the Special Board Meeting prior to this meeting convening.

### LANDSCAPE REPORT – Rebecca Pollon

No report.

### BUILDING REPORT – Rick West

No report.

### REPORTS OF COMMITTEES

Building Maintenance – No report

Landscape – Mr. Crist reported that the landscape budget for 2016 has been spent. Some trees will be removed. Borders around some landscaping will be removed because nails are sticking out. Bubblers will be installed. Next year the Mutual will fill in some areas of lawn and install some drought resistant plants.

Ponds – Phyllis Christenson would like to see someone working with the Board on the ponds. The Board will consider this at their next meeting.

Emergency Preparedness – No report.

Social – Nancy Ward reported that a flyer will be distributed for the Holiday party in December at the Dollar Clubhouse. The date of the BBQ might be moved to September for next year.

### OFFICERS' REPORTS

Ms. Edwards reported that the Board is addressing problems with the Mutual's buildings.

Mr. David Smith commended the Board for their hard work and included Paul Donner.

Mr. Eames stated that he would like a monthly report on change orders.

Ms. Crist reported that she will be doing a newsletter for the end of December. If anyone has an article please submit it to her by late November.

### ELECTION OF DIRECTOR

Susie Crist was re-elected by acclamation to serve a three-year term, pursuant to

Article 6, Section 6.3 of the Bylaws.

### UNFINISHED BUSINESS

None.

### NEW BUSINESS

A resident reported that he is against the Comcast offer for the DVR and phone. Ms. Crist reported that resident can have a landline, but if the electricity goes out, the phone will not work, unless there is a backup battery. If there is an emergency, you will not be able to call anyone from your landline. The Board asked for a show of hands if residents wanted the landline and DVR. Most residents indicated that they do not want them. The Board has until the end of 2017 to make a decision. If the Board decides to accept the Comcast offer, the entire Mutual will be included. Residents can meet with Comcast representatives and ask questions.

### RESIDENTS' FORUM

A resident is concerned about fences and trellises and how they are taken care of.

### ANNOUNCEMENTS

The next regular meeting of the Board of Directors is scheduled for Wednesday, January 18, 2017 at 9:30 a.m. in the Board Room in Gateway complex.

Ms. Edwards thanked everyone for attending the annual meeting. This was a shorter than usual meeting because much information was discussed in the Special Board Meeting held prior to this annual meeting.

### ADJOURNMENT

Having no further business, the Twenty-Seventh Annual Meeting of Members adjourned at 11:15 a.m. to an organizational meeting.

/s/ \_\_\_\_\_  
Anne Paone, Assistant Secretary  
Walnut Creek Mutual No. Fifty-Six