

MINUTES
WALNUT CREEK MUTUAL NO. FIFTY-SIX
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 16, 2014 AT 9:30 A.M.
BOARD ROOM – GATEWAY COMPLEX

President Barbara May convened a regular meeting of the Board of Directors of WALNUT CREEK MUTUAL NO. FIFTY-SIX at 9:30 a.m. on Wednesday, April 16, 2014 in the Board Room of Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL PRESENT: Barbara Hornung May, President
 Merle P. Christensen, Vice President
 Claudia Edwards, Secretary/Treasurer

EXCUSED: None

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

Twenty residents who were present were welcomed to the meeting.

REVIEW OF MINUTES

Ms. May asked if there were any corrections or additions to the regular Board meeting minutes of January 15, 2014. Hearing none, she declared them approved as written and reviewed.

FINANCIAL REPORT

Mr. Donner reported that through the end of March, the Mutual's operating fund has an ending fund balance of \$2,633. The reserves fund has \$164,343. The Mutual is under budget by \$13,452, which is all in utilities-water. The sprinklers have been turned off every now and then which has helped. Everything else is on budget.

COMMITTEE REPORTS

Building/Maintenance – Mr. Christensen reported that after the landscaping is taken care of, the Board will start thinking about painting the buildings. We are keeping up with repairing the fence posts.

Emergency Preparedness – Mr. Samuels stated that there is nothing new to report. He reminded everyone to look after each other and to keep emergency supplies on hand. There will be drills from time-to-time. Mr. Christensen added that he is heavily involved with the CERT program. He has a radio and checks in on a regular basis.

Landscape Report – Mr. Crist reported that they asked Camp & Camp

Associates to improve the look of the landscaping that was beginning to deteriorate and to do some long-term water conservation. EBMUD offers a \$20,000 rebate program if you reduce turf and water usage. Camp & Camp produced drawings that showed potential turf reductions for the Mutual. Drought resistant plants would be planted and placed on a drip system. No-mow fescue would be planted. It requires less water and less maintenance. All of this would greatly reduce water usage. Nothing would be done until the fall or next spring.

A resident wanted to know if owners would have a chance to offer comments. Mr. Crist said they would be welcomed.

Mr. Perona commented that some trees will be removed. They have permits to remove some and he will re-evaluate others.

Ponds Report – Ms. Edwards reported that she is also a CERT member. There are some forms available for pet owners to make sure that all animals can be accounted for during an emergency. If your house is okay, stay in place. If there are any problems, call a commander for our Mutual. The commander has a radio. CERT will have an area to keep animals safe and out of the sun. Owners should have a photo of their pet. If possible, chip your animal. CERT has a chip reader.

There is a fluffy mass in the ponds. It is an algae that comes up in warm weather. We don't use chemicals, but we keep an eye on it. Mosquito fish have been ordered. They eat the mosquitoes, which is very helpful. The fountain's hours are 9-1 in the morning and 5-9 at night. We still need breakers and timers. We are in the process of getting bids. If you call with an issue, please give the name of the pond. It is easier to track them by name.

Social Committee - The BBQ will be held on August 21 and December 8 is the Holiday Dinner. Mark your calendars with these dates. The spaces have been reserved already.

PRESIDENT'S REPORT

No report

RESIDENTS' FORUM

There was a question about the mailbox program offered by the Walnut Creek Post Office. Ms. May answered that the offer has been withdrawn. The post office will not be installing any cluster mailboxes in the community.

OLD BUSINESS

None

NEW BUSINESS

Barbara May took this opportunity to tender her resignation. She expressed how happy she has been serving on the Board. She commented that Mutual 56 is a wonderful place to live and the people are special.

Mr. Donner commented that he has worked with Ms. May for twenty-one years and she has been a joy to work with. It has been a privilege and he has learned a lot from her.

Merle Christensen said he will follow Ms. May's good example and announced his resignation. He thought everyone has been fantastic. He knows there will be a strong Board coming up and there is nothing to worry about.

Mr. Donner reported that the Bylaws allow the current Board to appoint members to fill the remaining terms.

Ms. Edwards motioned to appoint Bill Eames and Susie Crist to the Board. Mr. Christensen seconded and the motion carried without dissent.

Ms. Edwards spoke about Ms. May's tenure on the Board. She expressed her utmost respect and appreciation for everything she has done.

Ms. Edwards commented that Mr. Christensen has been a gracious man. He has stepped up to attend meetings when Ms. May was unavailable. She has a great deal of respect for him and appreciates his ideas.

Ms. Edwards presented Mr. Christensen with a plaque from all of the residents.

Ms. May has been a role model for all of the residents and Ms. Edwards presented her with a President's plaque. She has been a wonderful asset to the community.

Mr. Eames presented Ms. May with roses from all of the residents with much appreciation.

Ms. May thanked everyone on behalf of herself and Mr. Christensen.

ANNOUNCEMENT

The next regular board meeting is scheduled for Wednesday, July 16, 2014 at 9:30 a.m., Board Room (Gateway).

ADJOURNMENT

Having no further business, the meeting was adjourned at 10:05 a.m.

/s/

Claudia Edwards, Secretary/Treasurer
Walnut Creek Mutual 56 (Lakeshire)