

MINUTES
WALNUT CREEK MUTUAL NO. TWENTY-EIGHT
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 23, 2008 AT 10:30 A.M.
MUTUAL OPERATIONS DIVISION

President James Jardine called to order the regular meeting of the Board of Directors of Walnut Creek Mutual Twenty-Eight at 10:30 a.m. on Wednesday, January 23, 2008, at the Mutual Operations Division, 800 Rockview Drive, Walnut Creek, California.

ROLL CALL: Present: James Jardine – President
Bill Hicks – Vice President
Glenn Corlew – Secretary/Treasurer

Attendance

Representing Mutual Operations were Paul Donner, Mutual Operations Director; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

Also present was Landscape Chair Don Yoder; Past President Lyle Brown; Entry Coordinator Richard Sheridan; and CEO Warren Salmons

APPROVAL OF MINUTES

It was noted that there were notes only from the October 24, 2007 regular board meeting, as there was no quorum established and therefore no official minutes.

Approval of Minutes

LANDSCAPE REPORT – Don Yoder and Rich Perona

Mr. Friesen read the landscape report on behalf of Mr. Perona who was absent. (A copy of Mr. Perona's landscape report dated January 23, 2008 is attached.)

Landscape Report

Mr. Hicks reported a problem with flooding in his carport. The drain in that area may need to be cleared. It was noted that the crew dug around the area near 2173 Ptarmigan, but additional clearing of the drain may be needed. Mr. Friesen will inform Mr. Perona of the continuing problem.

Mr. Yoder reported that Entry 11 now has crosswalks and pedestrian flags at the bus stop on Ptarmigan, but fast-moving traffic continues to present a problem. Mr. Donner stated he would work with Trust employees to brainstorm additional ideas to make that area safer.

ARCHITECTURAL CONTROL COMMITTEE

There has been one recent approval for new windows. There was a small problem however, because the owner installed the windows prior to receiving their approved permit. Fortunately, the window style was within the approved parameters. President Jardine will remind residents in a newsletter that they must receive approval of their permit request *prior* to installing their requested alteration.

Architectural Control Committee

SOCIAL COMMITTEE

Mr. Jardine reported that there were a few problems with the recent holiday party. There was a question about the room reservation and the musician failed to show. However, Mr. Sheridan reported that the impromptu singers were well received.

Social Committee

A well-known local guitarist/singer has been scheduled for the Mutual barbecue in June.

VICE PRESIDENT'S REPORT – Bill Hicks

Mr. Hicks reported that there has been a problem with paint overspray on the latches on the meter boxes, which causes them to be either frozen shut or stuck open. Mr. Hicks also reported overspray on a red patio tile. Mr. Sheridan reported a door and an iron fence that were skipped in the painting process. Mr. Friesen will follow up with the painting foreman concerning these issues.

Vice President's
Report

PRESIDENT'S REPORT – Jim Jardine

Mr. Jardine reported that the proposed revisions to the Policies are being reviewed by legal counsel at Berding & Weil. It is hoped that a draft revision will be available within the next few weeks so that residents can respond with their comments and ask questions at the annual meeting in March.

President's
Report

BUILDING MAINTENANCE REPORT – Bill Friesen

The painting project is in progress and will continue as weather permits. It was the overall consensus of those present that the quality of the painting project is good.

Building
Maintenance
Report

Mr. Friesen reported that holes have been drilled in various locations of the raingutter downspouts to allow for overflow during a heavy downpour.

Following the recent storm there were no rain leaks and only one raingutter clog reported. The new raingutters have a larger internal capacity and seem to be more effective than the ones they replaced.

FINANCE REPORT

Mr. Donner reported that the preliminary year-end report shows a balance of \$22,375 in the operating account and \$41,017 in the replacement reserves. The reserves will be built up approximately \$14,000 per month over the course of this year to get the balance back to normal levels. Maintenance projects are ahead of the reserve timeline projections.

Finance Report

Expenses exceeded revenue by \$2,332 due to the electrical safety checks as well as tree maintenance and removal.

It was noted that the Mutual may need to do some asphalt patching this year in various trouble spots, perhaps late in the summer.

UNFINISHED BUSINESS

None

Unfinished
Business

NEW BUSINESS

New Business

The Board discussed continuing the discussions with legal counsel.

Mr. Hicks moved to direct Mr. Jardine to continue consultation with Berding and Weil, to resolve the Policies matter in time for the Annual Meeting in March. Mr. Corlew seconded, and the motion carried without dissent.

Approval to
Continue
Consultations
With Legal
Counsel Re:
Policy Revisions

Mr. Sheridan agreed to continue with his duties as Emergency Entry 11 Coordinator. Accordingly,

Mr. Corlew moved to establish a formal Emergency Preparedness Committee whose purpose will be to assure the continuation of the current program and the indemnification of the current entry coordinators and their assistants. Mr. Hicks seconded, and the motion carried without dissent.

Approval to
Establish
Emergency
Preparedness
Committee

Mr. Hicks recommended that the emergency cabinet be secured to the floor or wall.

RESIDENTS' FORUM

Residents' Forum

None

ANNOUNCEMENT

Announcement

Next meeting: ANNUAL MEETING Monday, March 10, 2008 at 10:30 a.m. in the Sierra Room at Del Valle.

ADJOURNMENT

Adjournment

Having no further business, the meeting adjourned at 11:35 a.m.

Glenn F. Corlew, Secretary/Treasurer
Walnut Creek Mutual No. Twenty-Eight