

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JANUARY 22, 2009 AT 9:00 A.M.
PEACOCK HALL – GATEWAY COMPLEX

President Barbara El-Baroudi called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 9:00 a.m. on Thursday, January 22, 2009 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President
 Lois Weyermann, Vice President
 Charles Shaddle, Secretary
 Frank Mansfield, Director

Attendance

Excused: Wilbur Sprague, Treasurer

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; Mark Marlatte, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

There were 15 residents in attendance.

APPROVAL OF MINUTES

The minutes of the regular board meeting of November 20, 2008 were approved by acclamation as written and reviewed.

Approval of
Minutes

RESIDENTS' FORUM

Margaret Carson, Canyonwood Court– Entry 7, stated she was representing her neighbor whose bedroom is located directly across from the laundry room. This is visually disturbing to the resident. Ms. Carson believes that planting shrubs for the neighbor would help with the privacy issue.

Residents'
Forum

Grace Gesumaria, Canyonwood Court– Entry 7, the neighbor with the privacy problem, also asked for landscaping of the area. She said the area is completely bare except for one azalea shrub and additional landscaping is needed. Ms. Weyermann advised Ms. Gesumaria that Mr. Perona is aware of the situation and will determine what is needed.

Wayne King, Running Springs Road – Entry 7, reported that dogs are becoming a nuisance. Many owners do not pick up their dog's excrement on a regular basis. Mr. King requested a sign on Running Springs Road advising pet owners that they are responsible for picking up after their pets. Ms. Weyermann suggested that a statement in the *Rossmoor News* could address this problem. Mr. Perona stated that his crew could distribute a letter to residents in those entries as a reminder of the pet rules. He also noted that he could install a small sign in the lawn as a reminder.

Mr. King reported that he received a pamphlet from the Contra Costa Sanitary District

advising him of what items can and cannot be disposed of in the sewer systems. He believes this information should be conveyed to Second Mutual residents. Ms. El-Baroudi said that this issue could also be addressed in the *Rossmoor News*. Mr. Marlatte stated that in instances where it can be determined that a resident is responsible for a sewer clog, the MOD maintenance department bills the resident for the repair expense.

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Mr. Perona reported on lawn, entry and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona's landscape report dated January 22, 2009 is attached.)

Landscape
Report

BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Supervisor

Mr. Marlatte reported on carpentry and painting maintenance; the roofing program; building stabilization; bridge replacements; deck coating; appliance replacements; roof and gutter cleaning; the manor lube program; and paving and seal coating. (A copy of Mr. Marlatte's report dated January 22, 2009 is attached.)

Buildings and
Facilities Report

TREASURER'S REPORT – Wilbur Sprague, Treasurer

Mr. Chakoff explained the property tax reassessment due to currently lower property values in some manors. There is an estimate for the second half of the property tax assessment that causes a refund delay; however, refunds should be available within the next few months for those owners who are entitled to a refund. Owners will also be receiving their 1098 tax forms shortly.

Treasurer's
Report

On behalf of Mr. Sprague, Mr. Chakoff reported that the preliminary year-end report was distributed but cautioned that it is subject to an audit. Currently there is a \$1.8 million fund balance in operations and reserves. There is a slight deficit to budget of two percent in the operating statement, mostly due to utilities and plumbing. MOD has taken steps to correct these deficit items in the 2009 budget.

There were three resales in November—equity amounts only:

Cypress	\$107,000
Yosemite	\$125,000
Kentfield	\$189,000

The November median price was \$125,000.

There were seven resales in December—equity amounts only:

Cypress	\$100,000		
Golden Gate	\$165,000		
Sonoma	\$165,000		
Monterey	\$209,000		
Sequoia	\$212,000	\$220,000	\$220,000

The December median price was \$209,000.

The total year sales count is 72, with a median price of \$182,500.

Delinquencies in December totaled approximately \$7,500. There were no share loans in November or December.

PRESIDENT'S REPORT – Barbara EI-Baroudi

Nothing further to report.

President's
Report

NEW BUSINESS

None

New Business

ANNOUNCEMENTS

Ms. EI-Baroudi announced the following meetings:

Announcements

SWCM Regular Board Meeting Thursday, February 19, 2009 at 9:00 a.m.
Peacock Hall

GRF Regular Board Meeting Thursday, January 29, 2009 at 9:00 a.m.
Peacock Hall

Having no further business, the meeting adjourned at 9:35 a.m.

Adjournment

Charles Shaddle, Secretary
Second Walnut Creek Mutual

attachments