

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, MARCH 18, 2010 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, March 18, 2010 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President
 Lois B. Weyermann, Vice President
 Clay Dunning, Secretary
 George Detre, Treasurer
 Frank Mansfield, Director

Attendance

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

There were fifteen residents in attendance.

APPROVAL OF MINUTES

The minutes of the regular board meeting of February 18, 2010 were approved unanimously as written and reviewed.

Approval of Minutes

RESIDENTS' FORUM

Marvin Fischer, Tice Creek – Entry 1, a new resident, had various questions regarding the costs involved in his coupon. Mr. Detre explained the coupon line items and the budget preparation timeline.

Residents' Forum

John Henderson, Singingwood Court – Entry 8, was pleased to report to the Board that the downspouts on his building are now working very well.

Don Pettengill, Tice Creek – Entry D, reported a roof leak at his manor that resulted in extensive interior damage. Repairs are in progress. Mr. Marlatte stated he would monitor the repair progress.

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 February 18, 2010 is attached.)

Landscape Report

Ms. Weyermann reminded residents that it is not necessary for them to water common areas via garden hoses, as the sprinkler system takes care of common areas. The only watering needed would be the personal plants owned by residents in their private use patio areas. Potted plants need saucers under them to protect the deck surface underneath.

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 coat. (A copy of Mr. Marlatte's report dated March 18, 2010 is attached.)

Buildings and
Facilities Report

TREASURER'S REPORT – George Detre, Treasurer and Paul Donner

On behalf of Mr. Chakoff who was absent, Mr. Donner reported that through January 31, 2010, the preliminary statement indicates a deficit to budget of \$42,000 due to "front loaded" expenses that are payable now and budgeted throughout the year. Examples are raingutter cleaning, manor lube, and rain leaks. There was also a charge of \$18,000 for the shared deductible for a recent insurance occurrence.

Treasurer's
Report

Mr. Detre reported that he and Ms. El-Baroudi met with the auditor yesterday and the year-end financial audit report will be mailed to the membership in April.

There were three resales in February—equity amounts only:

| | |
|----------------|-----------|
| Kentfield | \$112,000 |
| Golden Gate | \$143,750 |
| San Franciscan | \$161,000 |

The median price in February was \$143,750.

PRESIDENT'S REPORT – Barbara El-Baroudi

No comments.

President's
Report

NEW BUSINESS

Non-Conforming Handicap Space – Leisure Lane, Entry 1

New Business

The Board discussed the non-conforming handicap parking space on Leisure Lane – Entry 1. By way of written notice, the Board had solicited comments from all residents living in the area. Of the residents who responded, twelve agreed that removing the sign was appropriate and two asked that the sign remain.

John Dooling, whose mother resides at 1129 Leisure Lane #3, reported his mother has used the handicap space from time to time as needed due to her health issues. He stated he has never had a problem finding a guest parking space whenever he visits his mother. Ms. El-Baroudi commented that guest parking actually is problematic throughout the Mutual and that short term parking in a guest space to off load groceries

and other items is not considered a violation. Mr. Dunning explained that the Board was requested to eliminate the non-conforming space because there is a problem for guests in search of a parking space in that area especially in the daytime hours.

Following consideration of all views presented,

Mr. Dunning moved to remove the handicap sign from the non-conforming space in Leisure Lane – Entry 1. Mr. Mansfield seconded and then Mr. Detre asked to amend the motion to allow two months additional time before removal of the sign to accommodate the resident who will have surgery. Mr. Dunning agreed to the amendment to the motion to remove the handicap sign from the non-conforming space in Leisure Lane – Entry 1 allowing two months additional time before removal of the sign. The motion carried by majority. Ayes: El-Baroudi, Detre, Dunning, Mansfield Nay: Weyermann

Miriam Van Gelder commented that the space should continue to be available for handicapped residents who need it. Ms. El-Baroudi explained that any guest space continues to be available for short periods of time to anyone who needs to park in it to load or unload items.

Emergency Preparedness Update

Mr. Detre reported that entry coordinators are needed. There are 63 entries in Second Mutual and many entries are not represented by an emergency coordinator.

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Announcements

SWCM Regular Board Meeting Thursday, April 22, 2010 at 9:00 a.m.
Peacock Hall

GRF Regular Board Meeting Thursday, March 25, 2010 at 9:00 a.m.
Peacock Hall

Having no further business, the meeting adjourned at 9:55 a.m. to an executive session to discuss various member issues.

Adjournment

Clay Dunning, Secretary
Second Walnut Creek Mutual