

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, APRIL 22, 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, April 22, 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; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; Mark Marlatte, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

There were nine residents in attendance.

APPROVAL OF MINUTES

The minutes of the regular board meeting of March 18, 2010 were approved without dissent as written and reviewed.

Approval of
Minutes

RESIDENTS' FORUM

Virginia Williamson, Leisure Lane – Entry 5, reported that trenches were dug outside her manor in order to remove tree roots and that the soil from the trenches is piled up in the area. Also, water has pooled into the trenches providing a possible mosquito breeding ground. The surrounding landscape has also suffered. Concrete was subsequently poured and then someone ran a dolly over the fresh concrete which has caused scars. Mr. Marlatte explained that the scars should disappear. Mr. Perona is aware of the landscape condition and will follow up with repairs.

Residents' Forum

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 reported April 22, 2010 is attached.)

Landscape
Report

Ms. Weyermann encouraged residents to review the policies pertaining to landscaping to determine which components are the responsibility of the Mutual and which are the resident's responsibility.

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.

Buildings and

Marlatte's report dated April 22, 2010 is attached.)

Facilities Report

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

Mr. Chakoff reported as of March 31, 2010, the Mutual has a surplus to budget of \$72,000. Building maintenance is \$36,000 over budget but this expense is due to seasonal expenses such as raingutter cleaning. Landscape expenses are under budget but should level out as the year progresses and more landscape projects get underway.

Treasurer's Report

There was a recent Mutual shared insurance deductible. Utilities are \$92,000 favorable to budget due to a heavy rainy season that resulted in savings in irrigation costs.

There were nine resales in March—equity amounts only:

Cypress	\$ 76,750	
Sonoma	\$105,000	\$155,000
Saratoga	\$109,500	\$182,307
Mendocino	\$120,000	
San Franciscan	\$174,000	
Piedmont	\$260,000	
Tamalpais	\$345,000	

The median price in March was \$155,000. Year to date there have been 21 resales with a median price of \$132,500.

PRESIDENT'S REPORT – Barbara El-Baroudi

No comments.

NEW BUSINESS

President's Report

Indira Krishnappa, Singingwood Ct. – Entry 2, commented that the landscape in her area needs attention. She also requested establishment of a recycling location for green garbage such as fruit skins. Mr. Donner explained that MOD has investigated the feasibility of a green waste facility and has found a challenge in finding a proper space. However, landscape clippings from the authorized landscape crews throughout Rossmoor are being recycled through the regular MOD trash service.

New Business

Ms. Weyermann asked Mr. Donner to explain the new waste facility at the corporation yard on Rockview Drive at Mutual Operations. Mr. Donner explained that the bins in the corporation yard are for use by contractors working for the Mutuals and for residents from 8:30 a.m. to 4:30 p.m. Monday through Saturday. It is necessary to limit the time for residents to use the facility to stop its misuse by nonresidents and inappropriate

disposal by residents.

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

SWCM Regular Board Meeting Thursday, May 20, 2010 at 9:00 a.m.
Peacock Hall

Announcements

GRF Regular Board Meeting Thursday, April 29, 2010 at 9:00 a.m.
Peacock Hall

Having no further business, the meeting adjourned at 9:40 a.m. to an executive session
to discuss various member issues.

Adjournment

Clay Dunning, Secretary
Second Walnut Creek Mutual