

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JUNE 17, 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, June 17, 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
 George Detre, Treasurer
 Clay Dunning, Secretary
 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 May 20, 2010 were approved by majority as written and reviewed.

Approval of
Minutes

RESIDENTS' FORUM

Virginia Loving, Ptarmigan – Entry 3, stated that no one on the landscape crew blows the leaves at her home and that she has reported this previously to no avail. She said that it is possible that the crew members believe they should not enter the area because her neighbor has a “private garden” sign. She also reported that between her home and the laundry room there is a dead area with no landscaping. Mr. Perona will follow up on these two issues.

Residents'
Forum

Liz Altgelt, Stanley Dollar – Entry 3, asked when rehabilitation would occur in her area. Mr. Perona stated the crew is due to work in that area within the next few weeks. Prior to the crew starting in that area, he will schedule a meeting with the entry residents to discuss the landscape plans.

Robert Altman, Tice Creek – Entry E, asked what would happen if his manor were completely destroyed by an earthquake. Mr. Chakoff explained that none of the Mutuals carry earthquake insurance because it is cost-prohibitive and only has minimal coverage. Should a manor be totally destroyed, some FEMA money might be available. However, most of the cost of rebuilding would fall on the Second Mutual members. In general, Ms. El-Baroudi encouraged residents to carry their own contents policy for fire and hazard coverage for their personal possessions.

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 report 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 coat. (A copy of Mr. Marlatte's report is attached.)

Buildings and
Facilities Report

Mr. Marlatte reminded residents that potted plants and other items are not permitted to be stored on railings, especially on upper level manors, as it represents a safety hazard to people walking below. It is also important to have catch basins under the plants on the deck surface to avoid leaching chemicals onto the deck.

TREASURER'S REPORT – George Detre, Treasurer and Rick Chakoff, CFO

Mr. Chakoff reported that through May 31, 2010 the Mutual has a surplus year to date of \$145,000, which includes a 2009 MOD refund of \$43,000. Utilities are favorable to budget \$111,000 and building maintenance is very close to budget. The Mutual is in good financial condition.

Treasurer's
Report

There were eight resales in May—equity amounts only:

Sonoma	\$113,000	\$160,000
Sequoia	\$125,000	
Yosemite	\$194,500	\$260,000
Carmel	\$209,000	
Golden Gate	\$209,500	
Piedmont	\$325,000	

The median price in May was \$201,750. Year to date there have been 36 resales with a median price of \$157,500.

PRESIDENT'S REPORT – Barbara El-Baroudi

None

President's
Report

NEW BUSINESS

President El-Baroudi explained that since Second Mutual is no longer under HUD control due to the payoff of the HUD loans, the funds that have been set aside in the HUD reserves can be transferred into the Mutual's operating and/or reserve accounts.

New Business

Following discussion,

Mr. Dunning moved to transfer \$100,000 from the HUD Operating Reserve to the Second Mutual Operating Fund and transfer the remaining balance to the Replacement Reserve Fund, effectively closing out the HUD Operating Reserve. Ms. Weyermann seconded and hearing no dissent, Ms. El-Baroudi declared the motion carried.

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Announcements

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

GRF Regular Board Meeting Thursday, June 24, 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