

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JUNE 23, 2011 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 23, 2011 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
Frank Mansfield, Director

Attendance

Excused: George Detre, Treasurer

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

There were ten residents in attendance.

APPROVAL OF MINUTES

The minutes of the regular board meeting of May 19, 2011 were approved as written and reviewed.

Approval of Minutes

RESIDENTS' FORUM

Pat Dulmage, Tice Creek – Entry 11, advised that she is an entry coordinator from Entry 11 and would like to hold a social in order to encourage other members to sign on as entry coordinators. She asked if the Board would sponsor an Emergency Preparedness social by paying the facility fee. The Board will take this matter under advisement pending input from Director Detre, the Emergency Preparedness Coordinator for Second Mutual.

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 report is attached.)

Landscape Report

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

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

Buildings and Facilities Report

TREASURER'S REPORT – George Detre, Treasurer

Mr. Chakoff reported that as of May 31, 2011, the Mutual was within \$7,600 of budget. Rain gutter cleaning and sewer backup expenses were over budget, but those items are usually seasonal and should level off by year's end. Fund balances are good with \$396,994 in operating funds and over \$1 million in reserves.

Treasurer's
Report

On behalf of Mr. Detre, Ms. El-Baroudi reported there were seven resales in May—equity amounts only:

Cypress	\$ 65,000		
Sequoia	\$100,000	\$120,000	\$134,500
Sonoma	\$130,000		
Carmel	\$145,000	\$165,000	

The median price in May was \$130,000. Year to date resales total 29 with a median price of \$130,000.

PRESIDENT'S REPORT – Barbara El-Baroudi

The revised Occupancy Agreement was approved last month and is now in effect. It is only used for new purchasers or existing members who change title on their residence.

President's
Report

OLD BUSINESS

None.

Old
Business

NEW BUSINESS

Mr. Dunning reported that in an effort to cite violators of the Mutual's policies, particularly concerning the condition of carports and parking issues, the Board is consulting with legal counsel for specific options should residents not comply. One option may include a fine schedule.

New
Business

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

SWCM Regular Board Meeting	Thursday, July 21, 2011 9:00 a.m. Peacock Hall (Gateway)
Trust Agreement Review and Revision Committee	Friday, July 15, 2011 9:30 a.m. Board Room (Gateway)
GRF Regular Board Meeting	Thursday, June 30, 2011 9:00 a.m. Peacock Hall (Gateway)

Announce-
ments

Having no further business, the meeting adjourned at 9:15 a.m. to an executive session to discuss a resident discipline matter.

Clay Dunning, Secretary
Second Walnut Creek Mutual