

M I N U T E S  
SECOND WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, SEPTEMBER 22, 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, September 22, 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  
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; 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 August 18, 2011 were approved as written and reviewed.

Approval of Minutes

The Mutual's minutes are kept in the Mutuals' Board Office and any Mutual member wishing to review the minutes is welcome to come into the office to do so.

RESIDENTS' FORUM

Sonja Ericson, Leisure Lane – Entry 5, stated that an additional light is needed in the pathway from the free-standing carport to building 1161 Leisure Lane. Mr. Marlatte will follow up.

Residents' Forum

Ms. Weyermann announced that residents may request a repair by calling the MOD Work Order Desk at 988-7650 or email a work order request to **workorder@rossmoor.com**

Jeri Murphy, Leisure Lane – Entry 5, asked about the purpose and need of the proposed Event Center. She also wanted to know if the Event Center would increase the coupon. She was directed to the Golden Rain Foundation as this matter is a GRF issue.

Nora Furey, Singingwood – Entry 8, reported two shedding and dying Monterey pines between 1361 and 1345 Singingwood. Mr. Perona will be asked to follow up on this

matter. However, Mr. Donner commented that there is normally a large amount of shedding of pine trees at this time of year. The city of Walnut Creek will not issue a tree removal permit simply because a tree sheds. Residents may contact the Work Order Desk if pine needles are accumulating excessively and need removal.

Wayne King, Running Springs – Entry 7, reported there was a recent plumbing problem that resulted in flooding in two manors but everything has since been repaired. Mr. King commented that garbage disposals can easily back up and cause plumbing backups in neighboring manors. He suggested that the Board remind residents of the proper use of garbage disposals. It was suggested that an article periodically in the *Rossmoor News* might be helpful.

Mr. King also reported acid dripping from a golf cart in a carport in Entry 7 on Running Springs. Mr. Marlatte stated he suspects a charger might be leaking. He will inspect the area in question.

#### LANDSCAPE REPORT – Rich Perona, Landscape Manager

On behalf of Mr. Perona, Mr. Donner reported that landscape maintenance at present is routine.

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.) Nineteen roofs are scheduled for reroofing in 2012.

Buildings  
and  
Facilities  
Report

Mr. Marlatte reported that reconstruction on the fire-destroyed building at 1209 Running Springs Road is progressing well.

#### TREASURER'S REPORT – George Detre, Treasurer

Mr. Chakoff reported that as of August 31, 2011, the Mutual is within \$4,000 of budget and revenues are \$6,000 better than budget due in part to an MOD dividend. Building maintenance and insurance expenses are over budget. Overall the Mutual is in good financial condition. Delinquencies are being monitored closely.

Treasurer's  
Report

Mr. Detre reported there were seven resales in August—equity amounts only:

Del Monte	\$ 60,750	
Sequoia	\$139,000	\$251,500
Kentfield	\$143,000	
Monterey	\$147,500	
Yosemite	\$155,000	\$230,000

The median price in August was \$147,500. Year to date resales total 56 with a median price of \$132,250.

PRESIDENT'S REPORT – Barbara El-Baroudi

Ms. El-Baroudi reported that the regular monthly Board of Directors meeting scheduled for Thursday, October 20 has been cancelled. The Annual Membership Meeting will be held on Tuesday, October 18 at 9:30 a.m. in the Diablo Room at Hillside Clubhouse. Second Mutual members are encouraged to attend this important annual event.

President's  
Report

OLD BUSINESS

None.

Old  
Business

NEW BUSINESS

None.

New  
Business

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

SWCM Annual Meeting	Tuesday, October 18, 2011 9:30 a.m. Diablo Room - Hillside
Trust Agreement Review and Revision Committee	Friday, October 21, 2011 9:30 a.m. Board Room (Gateway)
GRF Regular Board Meeting	Wednesday, September 28, 2011 9:00 a.m. Peacock Hall (Gateway)

Announce-  
ments

Having no further business, the meeting adjourned at 10:05 a.m. to an executive session to discuss a member discipline matter.

/s/ \_\_\_\_\_  
Clay Dunning, Secretary  
Second Walnut Creek Mutual