

Third Mutual meeting, December 13, 2010

By Sharon Fees

Communications Committee

Third Mutual Directors Brush Up On Painting Procedures

At the board meeting held Dec. 13, Building Maintenance Manager, Clayton Clark, and Contract Administrator, Jim Hayes made a presentation to the TWCM Board of Directors on painting standards for Rossmoor. Clark explained that qualified painting contractors are ranked by MOD by how well they adhere to Rossmoor's painting standards and that this is considered when awarding bids. Hayes clarified typical problems that arise when maintaining painted wood siding and railings, oiled wood shingles, and painted metal railings. He said that standard operating procedures that have been put in place by MOD enhances and extends the life of the material.

Treasurer and Budget and Finance Chairman Don Barnett reviewed the financial information for all 24 projects and said that everything looks to be in order. Barnett said that a few projects borrowed from reserves in December 2009 to cover insurance payments and that these loans will be paid back in full by December 31, 2010. This money will be transferred from operating to reserves.

There is a reasonable probability that two projects will need to borrow from their reserves to cover their operation expenditure for insurance that is due in January 2011.

Building Maintenance Chairman Chuck Sanderson said that all maintenance work is progressing on schedule and that Clayton Clark of MOD and the Committee are working on a presentation to be made to be made at a future board meeting concerning building rehabilitation.

Landscape Committee Chairwoman Rosemary Furlong said that landscape surveys submitted to board directors last month had been filled out and returned. They were reviewed by Furlong and President Don Liddle. After the review, Furlong and Liddle met with Director of Mutual Operations Paul Donner. Based on comments presented in the surveys, Donner developed an action plan for MOD and the landscape contractor to address opportunities for improvement.

Communications Committee Chairman Lynn Martin said the Mutual's website received 251 visits in November, which is down slightly from past months' activity.

Charles Sanderson moved and Rosemary Furlong seconded to approve new language adopted by the Governing Documents Committee on the pet policy. The motion passed unanimously.

The next regular board meeting is Monday, Feb. 14, at 9 a.m. The Communications Committee meeting is Tuesday, Feb. 8, at 9:00 a.m. The Budget and Finance Committee meeting is Wednesday, Feb. 9, at 9:30 a.m. The Governing Documents Committee meeting is Thursday, Feb. 10, at 10 a.m. The Building Maintenance Committee meeting is Friday, Jan. 28, at 10 a.m. The

Executive Committee will meet Thursday, Feb. 17, at 9 a.m. All meetings are in the Board Room at Gateway, with the exception of the Communications Committee meeting. The Communications Committee meeting will take place in the Conference Room of the Mutuals' Board Office.

All meeting agendas are posted in the reception area of Gateway and on the Third Mutual website at www.thirdwalnutcreekmutual.com.

For building and landscape maintenance, call 988-7640 or e-mail the Service Desk at workorder@rossmoor.com. To leave a message for any Third Walnut Creek Mutual director, call 988-7718 or send an e-mail to TWCM@rossmoor.com. The Board Office is located at Gateway.