

MINUTES
FOURTH WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 19, 2009 AT 1:30 P.M.
BOARD ROOM - GATEWAY

President Herr called to order a regular meeting of the Board of Directors of Fourth Walnut Creek Mutual at 1:30 p.m. on Monday, January 19, 2009 in the Board Room at Gateway complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Michael Herr	President	<u>Attendance</u>
	Don Cardinal	Vice President	
	Lee Steindler	Treasurer	
	Hans Koehler	Director	
EXCUSED:	Penny Wade	Secretary	

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

Mr. Herr welcomed the three residents in attendance.

APPROVAL OF MINUTES

Mr. Steindler moved to approve the minutes from the November 17, 2008 regular meeting of the Board of Directors as written and approved. Mr. Koehler seconded, and the motion carried without dissent.

Approval of
Minutes

RESIDENTS' FORUM

None

Residents'
Forum

PRESIDENT'S REPORT

Mr. Cardinal reported that at the December 1 Presidents' Forum, insurance representatives explained that anticipated insurance premium costs. Mr. Donner stated that there will be 2% overall increase over last year's premium costs, which should still be close to the 2009 budget projection. Other issues discussed: (1) request for comments regarding the performance of Securitas, (2) defensible space for fire concerns, (3) deductible sharing agreement.

President's
Report

Mr. Perona explained that Fourth Mutual is in compliance with defensible space for fire safety. Below Skycrest Drive, the GRF hillside will be cleared of brush and limbs and will be trimmed up ten feet per the mandate by the fire marshal.

Mr. Herr reported on various items of communication, the year to date manor sales, and the number of leased units. A new issue of the *Go Fourth!* will address anticipated projects for 2009.

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

VICE PRESIDENT'S REPORT – Don Cardinal, Vice President

Mr. Cardinal expressed his concerns regarding water rationing in light of the poor rainy season this year.

Vice President's
Report

FINANCIAL REPORT – Lee Steindler, Treasurer and Paul Donner

Mr. Steindler reported the December financial report is in progress pending the year-end close. Overall the Mutual is in good financial condition as of November 30, 2008.

Financial
Report

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona's January 19, 2009 landscape report is attached.) A site inspection with the Landscape Committee will occur in February to include formulating ideas for planting on the west side of the hillside along Skycrest Drive.

Landscape
Report

The Board discussed the feasibility of establishing a designated dog urination area. This will be discussed further in future meetings.

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen reported that the crew found additional dryrot at 1209 Skycrest #2 that will need to be repaired at additional cost.

Building
Maintenance
Report

Mr. Cardinal moved to approve the expenditure of \$1,200 to repair the additional dryrot at 1209 Skycrest #2 in order to complete the work started last year. Mr. Steindler seconded, and the motion carried without dissent.

At 1201 Skycrest #2 the paint on the siding is peeling quite badly. MOD has estimated the repairs at \$2,700. Mr. Friesen will investigate if repainting or replacing of the siding is the best solution to the problem.

Installation of the draft stops will be started this week.

Raingutter cleaning has begun, but has been delayed due to a crew member's injury. It should be completed very soon. Electrical safety inspections have been completed as of December 19, 2008.

Mr. Friesen will formulate a priority plan of building maintenance projects for 2009.

ARCHITECTURAL CONTROL

One permit application has been submitted for installation of a chairlift. It is under review.

Architectural
Control
Committee

EMERGENCY PREPAREDNESS COMMITTEE – Anita King

Ms. King reported there have been no emergencies lately. Another pot luck will be planned for Entry A on Tice Creek. If other entries would like a similar get-together, Ms. King would be happy to assist them with the planning.

Emergency
Preparedness
Committee

Mr. Herr reported that a new GRF Public Safety Coordinator will be hired as a liaison between Securitas and the emergency entry coordinators, and to perform other assigned duties related to safety issues as needed. At the August annual meeting, Fourth Mutual will present an emergency preparedness program.

OLD BUSINESS

The Board will follow up on carport inspections.

Old Business

NEW BUSINESS

The Board discussed the MOD Alterations Permit fee schedule and will submit suggestions to MOD for revisions to the list.

New Business

By acclamation the Board approved a clarification of the Policies in Appendix A, page A-2, under Mutual Responsibility to read: "Repair/adjust all original exterior storage area doors (not including locks)." This is not a change in the policy but simply an attempt to clarify the statement.

ANNOUNCEMENT

The next regular board meeting is scheduled for Tuesday*, February 17, 2009 at 1:30 p.m. in the Board Room in Gateway complex. (*Monday is a holiday.)

Announcement

ADJOURNMENT

Having no further business, the meeting adjourned at 2:45 p.m. to an executive session to discuss a resident issue.

Adjournment