

MINUTES  
FOURTH WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 19, 2010 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, April 19, 2010 in the Board Room at Gateway complex, 1001 Golden Rain Road, Walnut Creek, California.

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

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 ten residents in attendance.

APPROVAL OF MINUTES

Mr. Steindler moved to approve the minutes from the March 15, 2010 regular meeting of the Board of Directors. Ms. Wade seconded, and the motion carried without dissent.	<u>Approval of Minutes</u>
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RESIDENTS' FORUM

Polly Kaiser, Skycrest – Entry 10, reported a dead rat in a neighbor's patio where there is an excessive amount of clutter inside the manor as well as outside. Mr. Herr will follow up with assistance from MOD as needed.	<u>Residents' Forum</u>
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Dave Boesch, Tice Creek – Entry A, reported the blue tarp by the ceramics studio is very unattractive. Mr. Perona volunteered to talk to the representatives at the ceramics studio about the tarp.

Mr. Boesch also reported a pedestrian hazard in Entry A's parking area at the curb. Mr. Friesen noted that some concrete work is scheduled in the near future for that area. He will follow up by inspecting the area in question.

Ron Wehrenberg, Skycrest – Entry 8, reported his patio is badly in need of repair, as the concrete is crumbling. Mr. Friesen and Mr. Perona will inspect the area to determine if the tree roots are causing the problem and what can be done about the condition of the concrete.

PRESIDENT'S REPORT

March 22 Presidents' Forum issues discussed: need to revise Trust Agreement prior to its expiration in 2024 (committee formed of Mutual Presidents to work on this revision and report back regularly at Presidents' Forum); update/discussion of SB1128; review/audit of Manor Records and Alteration & Resale procedures/protocol.

President's  
Report

Mr. Herr also reported on communications: letter to a resident regarding a pet violation (which appears to be resolved); phone calls from residents regarding a recent open house; letter from a resident requesting a lease extension approval; mailout of newly approved policy revisions; notice of CERT volunteers emergency training drill on April 28.

The executor of the estate regarding 1940 Skycrest #2 requested a lease extension of one year due to a hardship situation. The Board considered the request and agreed by acclamation to approve up to a one-year extension.

There are currently no resales since the beginning of the year and 9 leased manors currently.

Sometime in the future the Board will discuss unauthorized alterations at time of resale.

VICE PRESIDENT'S REPORT – Don Cardinal, Vice President

No report.

Vice  
President's  
Report

FINANCIAL REPORT – Lee Steindler, Treasurer and Paul Donner

Mr. Steindler reported that as of March 31, 2010 the fund balances are \$1,090,054, which represents an increase of \$114,595 over last year. This is partly due to the merger of funds from Project 19 into Fourth Mutual. The Mutual is in good financial condition to date.

Financial  
Report

Currently there is a total of \$5,595 in delinquent coupon payments.

Mr. Chakoff suggested that the best rates in this bad market seem to be in internet banks that are FDIC insured. The Board will make a decision on this option at the May regular board meeting.

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona's April 19, 2010 landscape report is attached.)

Landscape  
Report

The Board discussed the bids for the 2010 landscape rehabilitation projects. There

were bids totaling \$57,171 from Tree Sculpture and Valley Crest for 12 separate areas. Mr. Perona suggested deferring the proposals for Skycrest Entry 3 in the carport area and Skycrest Entry 11 to a future date. The Board agreed by acclamation.

Ms. Wade stated that the Landscape Committee recommended the projects as noted. Following review of the proposals,

Ms. Wade moved to approve the proposal from Valley Crest in the amount of \$25,367 for 5 areas as outlined in the 2010 Landscape Projects list, and from Tree Sculpture in the amount of \$24,121 for 5 areas as outlined in the 2010 Landscape Projects List, for a total amount of \$49,488. Mr. Koehler seconded and the motion carried without dissent. This work will be a reserve expense.

Approval of  
2010  
Landscape  
Rehabilitation

#### BUILDING MAINTENANCE REPORT – Bill Friesen

Asphalt repair and slurry proposals will be available after May 13.

Mr. Friesen will set out color boards for resident comment of this year's scheduled painting in Project 18.

Building  
Maintenance  
Report

The carport numbers in Project 19 are in good condition. A work order is in progress to install the missing numbers that identify the whole carport.

Per a resident request, Mr. Friesen and Mr. Perona will check into the feasibility of tying a rear downspout into a ground drain at 2100 Skycrest.

Mr. Friesen presented a solar lighting option for entry signage lighting.

Ms. Wade moved to install battery-operated solar light fixtures onto all 18 entry signs at the main entries throughout Fourth Mutual at a cost not to exceed \$2,500. This would be a reserve expense. Mr. Steindler seconded, and the motion carried without dissent.

Approval for  
Solar Lighting  
on Entry Signs

#### ARCHITECTURAL CONTROL COMMITTEE

One alteration was approved in the past month. It was for a new heating system.

Architectural  
Control  
Committee

#### EMERGENCY PREPAREDNESS COMMITTEE – Steve Adza

Mr. Adza reported he has some additional Evac Pacs should any entry coordinators need them. He plans to present an emergency program at the annual membership meeting in August.

Emergency  
Preparedness  
Committee

OLD BUSINESS

The goat grazers are scheduled for mid- to the end of May. The Board would like to walk through the area with the goat herder prior to commencement of the grazing.

Old Business

NEW BUSINESS

Mr. Herr reported that a severely delinquent account should be sent to collection. Following discussion,

New Business

Mr. Steindler moved to approve a resolution referring account # 4018007 to collections and to place a lien on the property. Ms. Wade seconded, and hearing no dissent Mr. Herr declared the motion passed.

Approval to  
Lien for  
Delinquent  
Assessment

ANNOUNCEMENT

The next regular board meeting is scheduled for Monday, May 17, 2010 at 1:30 p.m., in the Board Room in Gateway complex.

Announcement

ADJOURNMENT

Having no further business, the meeting adjourned at 2:55 p.m.

Adjournment

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Penny Wade, Secretary  
Fourth Walnut Creek Mutual