

MINUTES
FOURTH WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 17, 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, May 17, 2010 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	
	Penny Wade	Secretary	
	Hans Koehler	Director	

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

Mr. Herr welcomed the six residents in attendance.

APPROVAL OF MINUTES

Ms. Wade moved to approve the minutes from the April 19, 2010 regular meeting of the Board of Directors as written and reviewed. Mr. Koehler seconded, and the motion carried without dissent.	<u>Approval of Minutes</u>
--	----------------------------

RESIDENTS' FORUM

No comments.	<u>Residents' Forum</u>
--------------	-------------------------

PRESIDENT'S REPORT

Mr. Herr reported on issues discussed at the April Presidents' Forum: discussion of Trust Revision Committee; discussion of proposed MOD refund; discussion of first quarter MOD financial report; update on revised Management Agreement; update regarding audit of Manor Records and Alterations/Resale procedures and protocols.	<u>President's Report</u>
---	---------------------------

Mr. Herr reported on various forms of communication in the past month: discussion with a resident and her son regarding clutter inside and outside of her manor and in her carport; discussion with a resident regarding damage to his patio; discussion regarding a memorial bench in Entry 17; communication with the goat herder to outline the areas of responsibility for this year's weed abatement program.

There have been no resales year to date. There are currently 10 leased units.

Mr. Herr asked the Board members to consider for future discussion: unauthorized alterations discovered at time of resale; golfport rentals in Project 19.

VICE PRESIDENT'S REPORT – Don Cardinal, Vice President

Mr. Cardinal reported that to date no candidates have come forth for this year's election of one position on the Board of Directors. Mr. Herr has stated that he will not run for another term. An article will be placed in next week's *Rossmoor News* soliciting candidates.

Vice
President's
Report

FINANCIAL REPORT – Lee Steindler, Treasurer and Paul Donner

Mr. Steindler reported that as of April 30, 2010 the Mutual's fund balances are \$435,903 above last April's balances. The Mutual is in good financial condition and should remain on budget throughout the year.

Financial
Report

Mr. Chakoff reported that the Mutual is over budget in building maintenance and landscaping, but those expenses are seasonal and should level out during the course of the year. Utility expenses are greatly under budget due to savings in irrigation water. This was a result of an unusually heavy rainy season.

Mr. Chakoff reported that he found two internet banks that offer FDIC-insured savings accounts. He recommended that the Mutual invest no more than the limits of the FDIC insurance. Following discussion,

Mr. Cardinal moved to open one savings account for investment of Fourth Mutual reserve funds in an ING internet account in an amount not to exceed the limits of the FDIC insurance and to open one savings account for investment of Fourth Mutual reserve funds in a Capital One internet account in an amount not to exceed the limits of the FDIC insurance. Ms. Wade seconded and the motion carried without dissent.

Approval to
Open Two
Internet
Savings
Accounts for
Reserve Funds

LANDSCAPE REPORT – Rich Perona

In Mr. Perona's absence, Ms. Wade reported that the committee is awaiting this year's landscape plans when Mr. Perona returns in early June.

Landscape
Report

There was discussion regarding the installation of a memorial bench and landscaping behind 1940 Skycrest in honor of a former landscape contractor. There were some concerns expressed that the trees would eventually block views. The Board agreed to move the trees to a more appropriate location and to decide at a future date what to do with the bench.

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen presented proposals for this year's reserve asphalt and seal coat project. Following review,

Building
Maintenance
Report

Ms. Wade moved to award a contract to Black Diamond in the amount of \$40,660 for this year's asphalt and seal coat project. Mr. Koehler

Approval of
Proposal for

