

MINUTES
FOURTH WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 20, 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, September 20, 2010 in the Board Room at Gateway complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Don Cardinal	President	<u>Attendance</u>
	Hans Koehler	Vice President	
	Ed Kung	Treasurer	
	Sheila Peverill	Director	
EXCUSED:	Penny Wade	Secretary	

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

Mr. Cardinal welcomed the 5 residents in attendance.

APPROVAL OF MINUTES

Ms. Kung moved to approve the minutes from the August 12, 2010 annual and organizational meetings. Mr. Peverill seconded, and the motion carried without dissent.	<u>Approval of Minutes</u>
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RESIDENTS' FORUM

Polly Kaiser, 1647 Skycrest, asked when the next issue of the <i>Go Fourth</i> would be distributed. Mr. Cardinal stated that past President Mike Herr will continue to write the newsletter on an as-needed basis. Ms. Kaiser suggested that the next newsletter include an article regarding the problem with speeders in the entries.	<u>Residents' Forum</u>
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Linda Brown, 2100 Skycrest, reported that the decomposed granite walkway in her entry gets ruts in it. Mr. Donner explained that the pathway is only a walking path and is not appropriate for any wheeled vehicles such as grocery carts. Ms. Brown suggested a spray-on product called Poly Pavement that can eliminate the rut problem. Mr. Perona will research the product and advise the Board.

Lefty Cone, 1429 Skycrest, commented that the signs in First Mutual have been repainted and look very nice. He suggested the Board consider revitalizing the Fourth Mutual signs. He also asked about solar energy options. Mr. Friesen explained that a solar energy system installed on a roof invades the common area and must be approved by the membership. It is also a very costly option. A more viable solution appears to be the use of electric vehicles which may become more common in the next few years.

Ron Wehrenberg, 1429 Skycrest, commented that the building directional signs need to be repainted. Mr. Friesen will follow up on this issue. Mr. Wehrenberg also asked about the cost of foreclosures. Mr. Cardinal explained that the Board follows the delinquent policy regarding foreclosures. Mr. Wehrenberg also asked about FHA certification for the Mutual. Mr. Donner explained that MOD provides the paperwork to realtors who in turn can work with their lenders for FHA loans.

PRESIDENTS' REPORT – Don Cardinal

Issues discussed at the August Presidents' Forum: traffic violations; Trust Agreement mission statement; preventing illegal disposal of medical waste; alteration permit requirements; maintenance/repair response time; insurance language for the CC&Rs; revised management agreement; review of member services procedures; temporary emergency funds for residents in dire straights.

President's
Report

Dennis Bell, Public Safety Coordinator will hold a safety meeting at 2:00 p.m. on Thursday, September 30 in the Diablo Room at Hillside Clubhouse.

There have been 7 resales year to date with a median price of \$239,000. There are currently 7 delinquent accounts.

Mr. Cardinal stated the Board should create a policy guideline for live-in employees.

VICE PRESIDENT'S REPORT – Hans Koehler

No report.

Vice
President's
Report

FINANCIAL REPORT – Ed Kung

Mr. Kung reported the Mutual is in good financial condition. The 2011 budget planning is in progress.

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 report is attached.) He noted two redwood trees in Entry 8 of Skycrest are scheduled for removal because they are located too close to the building. Per a resident request, Mr. Perona will inspect two trees behind 2001 Skycrest for possible removal.

Landscape
Report

BUILDING MAINTENANCE REPORT – Bill Friesen

Phase 1 of the asphalt work is scheduled to start October 12. Residents will have no restrictions of access to their entry during the repair process. The painting project has started.

Building
Maintenance
Report

ARCHITECTURAL CONTROL COMMITTEE

Architectural
Control
Committee

No report.

EMERGENCY PREPAREDNESS COMMITTEE – Steve Adza

Emergency
Preparedness
Committee

Mr. Adza reported there was a recent multi-city drill in Walnut Creek at the fire training center. Twenty residents participated.

Mr. Adza will distribute coordinator packets next week.

OLD BUSINESS

Old Business

None.

NEW BUSINESS

New Business

None.

ANNOUNCEMENT

Announcement

The next regular board meeting is scheduled for Monday, October 18, 2010 at 1:30 pm in the Board Room at Gateway.

ADJOURNMENT

Adjournment

Having no further business, the meeting adjourned at 2:55 p.m. to an executive session to discuss a resident matter.

Dyann Paradise, Assistant Secretary
Fourth Walnut Creek Mutual