

MINUTES
Second Walnut Creek Mutual
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 4, 2024
ZOOM and Club Room Creekside
In person and on Zoom

1. **CALL TO ORDER** - President Loran Shlevin called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual (SWCM) at 4:09 p.m.

2. **ROLL CALL**

President	Loran Shlevin	Present
Vice President	Jeanne Steidel	Present
Treasurer	Marv Ryken	Present
Director	Liz Bradner	Present
Secretary	Susan Davis	Present

3. **CONSENT CALENDAR**

A motion to approve minutes:

March 21, Regular Meeting - Approved 5/0

March 21, Executive Session - Approved 5/0 as amended.

Mach 18, Executive Session – Approved 5/0

4. **TREASURER’S REPORT** – Marv Ryken.

At end of Treasurer Ryken’s report there was a discussion about the outstanding Hughes Gill Cochran Legal fees which the board voted not to pay (March 21) and why. Also, discussions of why SWCM will have higher than usual legal fees with the new lawyers – as they work to change our governing documents and complete our Aging Receivable cases HGC promised to resolve and never made good on that promise – many times missing deadlines, making it impossible to collect.

5. **COMMITTEE REPORTS**

None

6. **NEW/OLD BUSINESS** – *President Shlevin*

Discussed new website. Dan Davis demonstrated Mutual 68, Eagle Ridge site and how we will collaborate with the company HOAsites.com. Discussed pricing: \$1500 for first year, \$600 for remaining years. He sent the company’s terms (attached). We will add a link to the Rossmoor site.

Motion to Approve working with HOAsites.com Approved 5/0

Motion to Approve paying \$1500 for the first year. Approved 5/0

7. **PRESIDENT’S REPORT** – *President Shlevin*

Regarding the upcoming elections the new Inspector of Elections informed the board that they require a full list in either Excel or CSV, specifically stating Property Owners’ names and full

mailing addresses. This document is necessary by April 15th, for them to begin the election. This brought up a larger discussion about how poorly GRF accounting has kept records in prior years. They do not have copies of the Membership certificates, nor a record of them. They do not know who is living in Manors, and no record of many renters. Earlier that day the board met with Jeroen, Sofia and Irina about how poor the record keeping is and ways to correct this.

8. RESIDENTS' FORUM

SWCM residents, The Rudolph's brought a sample of the contaminated water problems they have had. GRF has provided filters, but no real solution. We will invite Eric to our April 18th meeting to address the issues and explain their plan. Director Ryken suggested they have the water evaluated. He mentioned a \$20 test online. Director Steidel made a motion that SWCM should pay for the test.

Motion to Approve paying \$20 for the test. Approved 5/0

9. ANNOUNCEMENTS

Our next meeting will be on April 18, 2024, at Peacock Hall/Gateway, in person and at the Zoom.

Adjourn: There being no further business, the meeting adjourned at 5:27 p.m.

Note for Linda: Please put the Landscape Committee on the Agenda for the next meeting.

These minutes were approved by the SWCM Board of Directors.



Date:

4/19/24

Susan Davis, Board Secretary