

MINUTES

SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 4, 2023, AT 4:00 P.M.
ZOOM and Creekside Club Room

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 4:14 p.m.
2. **ROLL CALL**
 - a. Present: President Loran Shlevin, Vice President Jeanne Steidel, Secretary/Treasurer Marv Ryken, and Director Liz Bradner
 - b. Absent: None
3. **PRESIDENT'S REPORT** – President Shlevin acknowledged the great efforts being put into getting insurance, and the Firewise rating.
 - a. **Resignation** - President Shlevin announced that Director Michael Stotter had submitted his letter of resignation to the SWCM Board of Directors effective January 1, 2024. The Board will appoint a Director to fill the vacant Director seat until the expiration of the seat and election that is October 2024. Any SWCM member can apply by submitting a candidate statement and completing the Candidate form that can be obtained from and submitted to Assistant Board Secretary Linda Schoeffner.
 - b. **Board Attorney** – The Board's attorney, Hughes Gill Cochrane Tinetti Attorneys at Law (HGCT) submitted a letter of resignation on January 12, 2024. The Board is currently scheduling interviews with perspective attorneys to take their place as the Board's attorney.
 - c. **2024 Shared Insurance Deductible** - President Shlevin made a motion that the SWCM accept the 2024 Shared Insurance Deductible under the GRF umbrella insurance contract. It was seconded by Director Ryken and unanimously approved.
 - d. **Reserve Fund**
 - 1) President Shlevin made a motion that the \$250,000 borrowed from the reserve fund in 2023 be paid back from the operating fund. It was seconded by Director Ryken and unanimously approved.
 - 2) President Shlevin made a motion that the \$500,000 borrowed from the reserve fund in 2023 be paid back from the operating fund. It was seconded by Director Ryken and unanimously approved.
4. **TREASURER'S REPORT** - Treasurer Marv Ryken
 - a. **Financial Condition** – The following is from the 11/30/2023 financial report where the expense is relative to the budget:

	Operating	Property	Reserve
Income	\$1.2M	\$430K	\$304
Expense	\$49K	\$-73K	\$-6K

Asset Balance \$3.5M \$12.8M \$6.9M .

- b. **Delinquencies** - November = \$53K, Total = \$287K
- c. Director Ryken made the following motion: If MOD personnel record the regular SWCM Board meeting and if MOD personnel process the recording to a text file, any SWCM member can have access to the text file. It was seconded by President Shlevin and passed 3 to 1 (Bradner no).

5. RESIDENTS' FORUM

- a. GRF safety study 1/25/2024
- b. Members thanked the Board for holding a second meeting of the month during the afternoon-evening.
- c. Concern over drainage
- d. Concerning lighting, it is very dark in the entries and on the streets.
- e. Concern over MOD costs
- f. Update report from Presidents Forum on formation of a SWCM EPO Committee

6. ANNOUNCEMENTS

- a. January SWCM Board Meeting Thursday, January 18, 2024, 10:00 a.m. Peacock Hall and Zoom

7. ADJOURNMENT – The President adjourned the meeting at 4:15 PM

Linda Schoeffner

Linda Schoeffner, Assistant Secretary
Second Walnut Creek Mutual