

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, AUGUST 20, 2020 AT 10:00 A.M. ZOOM MEETING

President Barbara El-Baroudi called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, August 20, 2020 via ZOOM.

ROLL CALL: Present: Barbara El-Baroudi, President  
Michael Stotter, Vice President (Acting President)  
Mark Fehlig, Treasurer  
Liz Bradner, Secretary  
Nathan Roundy, Director

Absent: None

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial officer; Mark Marlatte, Building Maintenance Manager; Rebecca Pollon, Landscape Manager, and Anne Paone, Administrative Secretary.

There were 15 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – July 16, 2020 and Executive Session Minutes: - July 9 and July 16, 2020  
*Ms. Bradner moved to approve the consent calendar as presented. Mr. Fehlig seconded and the motion carried without dissent.*

### RESIGNATION OF OFFICER

Ms. El-Baroudi announced her resignation as Board President, but will continue to serve on the Board.

Assistant Secretary, Anne Paone then asked for a nomination for President to fill that vacancy. Ms. Bradner nominated Michael Stotter. With no other nominations,  
*Ms. Bradner moved to appoint Michael Stotter as President. The motion carried 4-1. (Fehlig)*

Ms. Paone then asked for a nomination for the office of Vice President, which was now vacant. Mr. Stotter nominated Ms. El-Baroudi. Mr. Fehlig self-nominated.  
*Ms. Bradner moved to appoint Ms. El-Baroudi as Vice President. The motion carried 4-1. (Fehlig)*

With 4 votes supporting Ms. El-Baroudi, the office was filled.

### RESIDENTS' FORUM

A resident asked about HUD, agendas, minutes, insurance, and a disaster plan for the Mutual.

A resident asked about recording the meetings, and retrofitting units.

A resident asked if the Mutual owns any land to build on.

Mr. Donner reported that SWCM Boards have considered retrofitting, but it is cost prohibitive.

There are no plans to build on any open space.

#### LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported that MOD is working behind Tice Creek, entries 1-5. Juniper is being removed about 30 feet from buildings. Plants have been removed and landscaping will figure out where to fill in plants.

#### BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Mgr.

Mr. Marlatte reported that carpentry is ongoing on Running Springs, E2 and E4 for the next month or so. Painting and decks are in the same areas.

Manor Lubes are progressing. They will go back to ones that have not been done.

Roofing will start in September with State Roofing doing 11 buildings-mainly flat roofs.

#### TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported the Mutual has a deficit of \$169,000 to budget. Building maintenance, will is seasonal and plumbing are issues. This will be addressed in the 2021 budget. There is a deficit in insurance. Landscaping has a surplus and utilities is not too bad.

Mr. Fehlig reported there was no report available for resales.

#### MOD REPORT – Paul Donner

Mr. Donner reported that they are in the midst of budget season. There is a lot of preparation taking place. The valley is overrun with ants. MOD has called in extra vendors and have addressed at least 500 calls.

All normal tasks are being done. Crews are sent home early in extreme heat.

1201 Leisure Lane is still with the architect working with residents.

#### PRESIDENT'S REPORT

No report.

#### RECYCLE/EPO/EVC

Mr. Fehlig reported that the recycling is in good shape. There are extra bugs, due to the heat.

EVC – Mr. Fehlig reported that there is a Mutual policy in place for charging vehicles. A limited number of cars can safely be charged with a limited capacity.

EPO – Mr. Fehlig reported that the city and county handle evacuations. There is a lot of information on EPOcrossmoor.org. It is worth checking out.

Mr. Donner stated that Lisa Lankford appreciates being able to call Mr. Fehlig.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

Ms. Paone read the following announcements:

Comcast - Rossmoor Call Center 1-800-407-2997

MOD Work Orders email to: [workorder@rossmoor.com](mailto:workorder@rossmoor.com) or call (925) 988-7650

For Landscape Matters, Email: [swcm@rossmoor.com](mailto:swcm@rossmoor.com)

Second Mutual Regular Monthly Meeting      Thursday, September 17, 2020  
10:00 a.m.      Zoom

GRF Regular Board Meeting                      Thursday, August 27, 2020  
9:00a.m.      Zoom

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:33 a.m.



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Anne Paone, Assistant Secretary  
Second Walnut Creek Mutual

\*\*The Board of Directors met in executive session on July 9, 2020 at 11:00 a.m. via ZOOM to discuss the following:

Member Matter-Occupancy, underage occupant. Fines were imposed. Termination letter to be prepared.

Having no further business, the executive session adjourned at 12:00 p.m.

\*\*The Board of Directors met in executive session on July 16, 2020 at 11:00 a.m. via ZOOM to discuss the following:

Member Matter-Cabinet in carport. Must be removed. Fines may be imposed.

Having no further business, the executive session adjourned at 11:12 a.m.