

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JANUARY 16, 2020 AT 10:00 A.M. PEACOCK HALL – GATEWAY COMPLEX

Vice President, Michael Stotter, asked Paul Donner to conduct the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, January 16, 2020 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Michael Stotter, Vice President  
Mark Fehlig, Treasurer  
Liz Bradner, Secretary

Absent: Barbara El-Baroudi, President

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

There were 23 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – November 21, 2019  
Executive Session Minutes – November 21, 2019 and  
December 12, 2019
- b. Accept and ratify monthly review as permitted by civil code section 5501  
(December financials not available yet)

*Mr. Stotter moved to approve the consent calendar with one correction to the minutes of November 21, 2019. Ms. Bradner seconded and the motion carried without dissent.*

## RESIDENTS' FORUM

The Resident Forum was held. Resident had questions about the cause of the fire on Leisure Lane. Mr. Donner reported that the cause is still undetermined. He also stated that Rossmoor follows the Walnut Creek City Ordinance for no smoking.

Resident asked how officers are selected to the Board. Mr. Donner reported that officers are appointed by the Board.

Another resident was concerned about the fire and there being no cause determined. Mr. Donner reported that wiring is not suspected. Same resident asked why residents can't pay their own property taxes instead of having it on their coupon. Mr. Chakoff stated that the building is owned by the corporation. Taxes are paid twice per year. The money collected goes into an impound account.

Resident asked if the 2<sup>nd</sup> floor can have wood floors. Mr. Donner reported that many Mutuals are looking at this issue, but none have found a sufficient floor with acceptable sound rating transmissions.

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported that it is quiet right now. MOD workdays are used to finish plant replacements on Tice Creek, with some exceptions. They will also do mulching.

She provided the Board with the Annual Worksheet.

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

Mr. Marlatte reported the following: Carpentry and Painting is on Entry 8 & 10 on Running Springs. Roofing will be done this year. Roof & gutter cleaning is completed. Call the work order desk if leaks happen. 1200 Canyonwood is coming to a close regarding the exterior work. 1233 Singingwood has bids coming in for the column that was hit.

Mr. Donner reported that the 1200 Canyonwood building had a settlement issue. It raised out of the ground. It has been leveled and anchored to the foundation. The interior work will begin soon. The cost will be approximately \$1 million.

1201 Leisure Lane building has been cleared for entry. The asbestos has been removed. The design team is designing it up to current code. They will work with residents. Upgrades are the resident's expense. Resident must submit this through an alteration application.

The total cost can be up to \$2 million.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff stated he is reporting on the November financials because December has not been received yet. There is a \$328,000 deficit to budget. This is approximately 3.5% to the budget. Building and Maintenance is over budget by \$152,000. Utilities is over budget by \$130,000. This is due to water usage. Insurance is \$131,000 over budget. It is approved at budget time, but not placed until later. There is one policy for all of Rossmoor, except for Mutual 61 and Mutual 58. The shared deductible is \$100,000. The Mutual where an event takes place pays \$10,000 and the \$90,000 is shared among all of the Mutuals. The shared deductible will go up for the insurance due to the events that happened in California and Rossmoor.

Mr. Fehlig reported there were 10 resales in November with a median price of \$464,000. There were 110 resales YTD with a median price of \$430,000.

PRESIDENT'S REPORT

None

RECYCLE

Mr. Fehlig reported that he handles electric vehicle charging, too. EPO is very helpful and he encouraged people to participate in Rossmoor's EPO. Recycling has been very successful. Right-sizing went very well.

Residents need to be aware that only one person can charge their vehicle at a time in the carport. There is an application for charging your vehicle online.

UNFINISHED BUSINESS

NEW BUSINESS

None

ANNOUNCEMENTS

Mr. Donner announced the following meetings:

Second Mutual Regular Monthly Meeting – Thursday, February 20, 2020  
10:00 a.m. Peacock Hall – Gateway Complex

GRF Regular Board Meeting – Thursday, January 30, 2020 at 9:00 a.m.  
Peacock Hall – Gateway complex

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