

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 15, 2021 AT 10:00 A.M. PEACOCK HALL - GATEWAY

President Clay Dunning called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, July 15, 2021 at Peacock Hall.

ROLL CALL: Present: Clay Dunning, President
Michael Stotter, Vice President
Liz Bradner, Treasurer/Secretary
Brendan Schmidt, Director

Absent: Barbara El-Baroudi, Director

Mutual Operations staff was represented by: Joel Lesser, Chief Financial Officer; Mark Marlatte, Building Maintenance Manager; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.
Paul Donner, Director of Mutual Operations was excused.

There were 30 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting: May 13 and May 20, 2021
Special Meeting: May 27, 2021
Executive Meeting: May 13, 18, and May 27, 2021

Mr. Stotter moved to approve the consent calendar as presented. Ms. El-Baroudi seconded and the motion carried without dissent.

RESIDENTS' FORUM

A few residents commented on the possibility of the Mutual joining the Solar initiative and were supportive of it.

Resident stated that she doesn't want a Hedge Fund to be part of the Solar Initiative. She thinks it is all about EV charging.

Resident stated he doesn't think Monterey Pines should be here at Rossmoor. Ms. Pollon reported they are being phased out. Their life spans are limited.

Resident reported noise issues with a flipper working on a manor.

Resident asked if Liquid Amber trees are being planted. Ms. Pollon reported that they are not, but they are protected by the city.

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Bob Hass reported that the committee is very busy. There are 5 zones with many entries. Each committee member has a zone. He recommended that residents send requests via email. this creates a trail. He will meet with Ms. Pollon to review projects to be done this

year.

Ms. Pollon reported the irrigation controllers last about 10 years. Some are running on a 2G network and will be obsolete. Most are on 3G. ETWater will cover the controllers for 10 years and include maintenance. The cost will be \$27,500 per year. The contract is yet to come. This will be paid from the reserve fund.

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

Mr. Marlatte reported the following: Carpentry and Painting Maintenance-Carpentry Preventative Maintenance and Painting is on Leisure Lane; Roofing Program-Two of ten buildings are complete. Additional eight buildings are scheduled to be completed by August 24th. Bridge and Stair Replacements-None at this time; Deck Coating-Scheduling as required in Preventative Maintenance area and as needed; Appliance Replacements-Appliance replacement for the month of June not posted yet; Roof and Gutter Cleaning-Please call the order desk for additional roofs or downspouts that need to be cleaned; Manor Lube- program is ongoing throughout the Mutual
If you miss the manor lube, please call to schedule.
1201 Leisure Lane roof is completed.

TREASURER'S REPORT – Joel Lesser/Liz Bradner

Mr. Lesser reported on the June financials. The ending fund balance in the operating account was \$407,002. The reserve account had \$4,982,883. The Mutual was \$70,218 under budget, due to the refund of the insurance commission. YTD, the Mutual is under budget by \$294,369.

Ms. Bradner stated residents are getting late fees. The coupon is due on the 1st of the month. The 15th is a grace period. Set a reminder so you can pay on time.

MOD REPORT – Paul Donner

No report

PRESIDENT'S REPORT

Items have been commented on already.

COMMITTEE REPORTS

Trash – Kathleen Epperson, Chair

Ms. Epperson stated there are no recommendations this month. They are monitoring overages. She encouraged residents to sort better.

Water – Nathan Roundy, Chair

Ms. Bradner reported for Mr. Roundy. The committee is investigating being able to test the measure of water flow. A section of the pipe is removed to do the measuring. MOD will do it. They have a master list of buildings, so they can allocate costs per building.

Ms. Pollon reported the meter on Running Springs only serves half of Running Springs. Leisure Lane serve more areas and is not using more water.

Solar – Mark Fehlig

Mr. Fehlig reported that the committee has 5 appointed members. They are as follows: Dan Davis, Robert G. Silverman, Eric Cox, Carole Nacon, and Marv Ryken. They plan to have a meeting every 2 weeks. They will do the meeting on Zoom. Table Rock is not a Hedge Fund, but an investment company. He gave some background on why this needs

to be done now, which included the fact that the rate buy-back amount will change in October/November. There will be a Town Hall meeting on Zoom. Mr. Dunning asked about any costs to participate in the feasibility study. Mr. Fehlig said there are no upfront costs. If SWCM bails out, they will owe \$26,000. Then it is done. Mr. Fehlig reported that they can sell excess power to PG&E. The Board approves the committee members.

UNFINISHED BUSINESS

Management Agreement with MOD - Tabled to next month.

NEW BUSINESS

a. BBQ Policy

Mr. Stotter reported that he is getting questions. He wondered if the Board wants to review the policy. Mr. Dunning thinks the policy falls short and the Board agreed they will review it.

b. Carport and Parking Committee

Mr. Dunning suggested the Board form a committee. They had a committee years ago and should revisit it. The Committee receives complaints, looks at the carport and the storage in the carport. The Board should also revisit cabinets in carports. Contractors are parking in visitor spaces. People with 2nd cars are taking advantage of guest spaces.

c. Rental Policy

Mr. Dunning reported the policy is changing due to new legislation. They will have a minimum term of rental. The Board has a draft policy with a generous 25% cap. The minimum term is a reasonable 30 days. There will be a schedule of fines if the policy is violated. The policy will be sent out to members for a 28-day comment period.

d. Sale of Manors


Mr. Dunning reported that a sale of a manor may be done by the Mutual once they have terminated the membership. He is in favor of having someone in real estate that lives in SWCM sell them.

ANNOUNCEMENTS

Mr. Dunning read the announcements on the agenda. The next meeting will be on August 19, 2021 in Peacock Hall at 10 a.m.

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 11:15 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual