

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 16, 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, July 16, 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; and Anne Paone, Administrative Secretary.

There were 10 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – June 18, 2020
- b. Ratify Contract-Berding & Weil-Inspector of Elections

### RESIDENTS' FORUM

Mr. Donner spoke on behalf of a resident that could not attend the meeting regarding air conditioning units. He wants a compressor unit, not water-cooled.

A resident thanked Michael Stotter for having an appliance removed.

A resident asked if old A/C units will be replaced. Mr. Donner advised her to call the work order desk and a tech will check to see if it is working properly with no leaks.

A resident commented that the A/C units are very noisy.

Residents were concerned because there are no quarters for the laundry rooms. The Mutual does not supply change.

Landscaping issues were discussed. Mr. Stotter will get back to residents.

### LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Mr. Donner reported that the summer landscape maintenance is being done. Mulching is being spread out which helps to keep weeds down and provides nutrients to the soil.

Regular trimming of shrubs is being done and the mow crew is on their weekly schedule.

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

Mr. Marlatte reported that carpentry is ongoing on Running Springs, E2 and E4.

Manor Lubes are ongoing. Any resident that has not had one should contact the work order desk.

Roofing will start in August with State Roofing doing 11 buildings.

#### TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported from the June financials. The operating fund is \$85,000 better than budget. Building Maintenance is over budget by \$76,000. Landscaping is under budget due to timing. Insurance is over budget, as expected. Utilities is under budget due to less water usage.

Mr. Fehlig reported there were 8 resales in June with a median price of \$523,000. There were 41 resales YTD with a median price of \$475,000. The Board is watching delinquencies and will be aggressive in following up.

#### MOD REPORT – Paul Donner

Mr. Donner reported that there are still S.I.P. restrictions in place. Field crews are working and are wearing masks. Buildings are still closed to residents. There are drop boxes outside of the Alteration Department and the reception area. MOD is trying to get more things online. When the buildings open, it may be by appointment only. The recycle center is accepting normal materials as before.

#### PRESIDENT'S REPORT

No report.

#### RECYCLE/EPO/EVC

Mr. Fehlig reported that the recycling is under control, but there will always be movein/moveout issues.

EVC – Mr. Fehlig reported that electric vehicles can be charged safely in the carports. There is a fee. The application is on the website. There are about 15 vehicles currently charging within the Mutual.

EPO – Mr. Fehlig recommended the use of the website at [www.rossmoorepo.org](http://www.rossmoorepo.org) for excellent information.

#### UNFINISHED BUSINESS

None

#### NEW BUSINESS

None

#### ANNOUNCEMENTS

Mr. Donner announced the following meetings:

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

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

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:42 a.m.



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Anne Paone, Assistant Secretary  
Second Walnut Creek Mutual