

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JUNE 18, 2020 AT 10:00 A.M. ZOOM MEETING

President Barbara El-Baroudi asked that Acting President, Michael Stotter, conduct the meeting. He called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, June 18, 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 8 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – May 21, 2020
Executive Session – April 24, 2020
- b. Ratify Contract-Facilities Advisors International, LLC-Reserve Study 2021 -
\$2,750

RESIDENTS' FORUM

A resident thanked the Board for their work and recognized Michal Stotter for being so helpful.

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported that Ptarmigan, E4 landscape rehab will be planted on Monday. MOD crews are working on mulch on Running Springs. There will be some proposals for the Board next month.

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

Mr. Marlatte reported that carpentry is on Running Springs, E6.

Deck coating is being done on Running Springs, E8.

1201 Leisure Lane (fire) plans are $\frac{3}{4}$ done. They will be finished by the end of July and sent to the city. Bidding will take place in August. A possible completion date could be in February 2021.

Mr. Donner reported that this is the first time an actual project manager will be used for the fire building. In the past, the burden was on Mark Marlatte.

The Dollar and Hillside Pools will open with restrictions. Outdoor dining will be permitted.

Gateway might open in July.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported from the May financials. Building Maintenance/Public Works is over budget by \$77K. Insurance is over budget by \$86K, although the refund for excess commission has mitigated that amount. Utilities is better than budget mostly due to less water usage.

Mr. Fehlig reported there were 4 resales in May with a median price of \$360,000. There were 33 resales YTD with a median price of \$425,000.

PRESIDENT'S REPORT

Acting President, Michael Stotter recognized the MOD team and everyone at the work order desk. He thanked them for their work and commitment to the residents. He also thanked Mr. Roundy and Ms. Bradner for their work on the Board.

RECYCLE/EPO/EVC

Mr. Fehlig reported that the recycling is going smoothly with a few problems now and then. Contractors sometimes leave their debris in the bins.

EVC – Mr. Fehlig watches for vehicles that are using the carport to charge. There is a fee for that usage.

EPO – Mr. Fehlig reported EPO can CERT have regular meetings, seminars, and drills. Residents can go to the Rossmoor website to view The Emergency Plan. He encouraged residents to use Rapid Recycle as they will pick up anything with a cord.

UNFINISHED BUSINESS

Mr. Stotter reported that if the Mutual had earthquake insurance, it would raise the coupon by \$30-\$40 per manor per month. The deductible would be very high. Mr. Chakoff stated there was a study done in 2017. \$25 million in insurance would raise the coupon by \$30 per month per manor. The Mutual would need to finance the amount needed to borrow to rebuild.

NEW BUSINESS

None

ANNOUNCEMENTS

Mr. Stotter announced the following meetings:

Second Mutual Regular Monthly Meeting – Thursday, July 16, 2020
10:00 a.m. Zoom or Peacock Hall – Gateway Complex

GRF Regular Board Meeting – Thursday, June 25, 2020 at 9:00 a.m.
Zoom or Peacock Hall – Gateway complex

Mr. Stotter advised the residents that if they have any questions to contact the Board at: swcm@rossmoor.com

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:31 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual

**The Board of Directors met in executive session on April 24, 2020 at 2:00 p.m. via ZOOM to discuss the following:

The Board met to discuss a legal matter involving a claim. The Board agreed that they would not authorize a second offer.

Having no further business, the executive session adjourned at 2:31 p.m.