

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 21, 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, May 21, 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 2 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – April 16, 2020
Executive Session – April 16, 2020
- b. Accept and Ratify Monthly Review as permitted by Civil Code Section 5501
- c. Fire Damage Reconstruction Working Agreement: 1201 Leisure Ln. Units 1-4:
(Architectural Network Inc.) To be paid by insurance.
- d. Fire Reconstruction Project Scope of Services: 1201 Leisure Ln.: (ArcPATH
Project Delivery) To be paid by insurance.
- e. State Roofing Contract - \$214,012
*Liz Bradner moved to approve the consent calendar as presented. Mark Fehlig
seconded and the motion carried without dissent.*

RESIDENTS' FORUM

No comments

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported that Ptarmigan, E4 landscape rehab has just started. The cost is \$31,000 and includes renovating some lawns, removing some lawns and renovating garden areas. Mulching will begin very soon. They will start on the northwest side of the valley at Fairlawn and Stanley Dollar. They might be able to go farther, but that has not been determined yet. They are only doing the fronts because the backs are too expensive right now. A few shrub removals will be done before the mulching begins.

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

Mr. Marlatte reported that carpentry is on Running springs, E8 down to E6 (1209-1217 R.S.) Deck coating is being done on Running Springs, E8.
1233 Singingwood – column is nearing completion and will have inspections.
1201 Leisure Lane (fire) is ongoing and they are still meeting with residents.
There were 5 water main breaks on Running Springs, Singingwood, and Tice Creek.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported from the March financials. Operating is better than budget, but this has to do with the timing of work. Building Maintenance is over budget by \$107,000. Smoke detectors are over budget by \$13,000 and this is due to some needing to be replaced before the 10-year mark. Landscaping is under budget and is also a timing issue.
Insurance is over budget by \$48,000, but the Mutual received a refund for the excess commission in the amount of \$72,000. Utilities is under budget by \$88,000 due to less water usage.
Interest rates are now very low.

Mr. Fehlig reported there were 3 resales in April with a median price of \$455,000. There were 29 resales YTD with a median price of \$429,000.

PRESIDENT'S REPORT

No report.

RECYCLE/EPO/EVC

Mr. Fehlig reported that the recycling is under control through right-sizing and is doing very well.

EVC – Mr. Fehlig reported that it costs \$50 per month to charge big batteries. Everyone is paying. The standard policy is compliant with the state.

EPO – Mr. Fehlig reported EPO can CERT have regular meetings, seminars, and drills. Residents are encouraged to participate in them. EPOcrossmoor.org is a great website to check out.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Stotter reported that the Board is still gathering information regarding earthquake insurance for the Mutual. Mr. Chakoff reported that in 2015 a \$25 million policy would add \$30 to the monthly coupon. No action was taken at that time.

ANNOUNCEMENTS

Mr. Stotter announced the following meetings:

Second Mutual Regular Monthly Meeting – Thursday, June 18, 2020
10:00 a.m. Peacock Hall – Gateway Complex

GRF Regular Board Meeting – Thursday, May 28, 2020 at 9:00 a.m.
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 10:27 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual

**The Board of Directors met in executive session on April 16, 2020 at 10:45 a.m. via ZOOM to discuss the following:

The Board met to discuss the column on Singingwood. It was decided to move forward as planned as the bid was comparable to past bids for a column.

Having no further business, the executive session adjourned at 11:09 a.m.