

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, NOVEMBER 19, 2020 AT 10:00 A.M. ZOOM MEETING

President Michael Stotter called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, November 19, 2020 via ZOOM.

ROLL CALL: Present: Michael Stotter, President
Loran Shlevin, 1st Vice President
Clay Dunning, 2nd Vice President
Liz Bradner, Treasurer/Secretary
Barbara El-Baroudi, 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-Excused, and Anne Paone, Administrative Secretary.

Tess Haskett also attended.

There were 23 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – September 17, 2020
Special Meeting Minutes – October 8 and October 20, 2020
Annual Meeting Minutes – October 20, 2020
Ms. Bradner moved to approve the consent calendar as presented. Ms. Shlevin seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident thanked Board for their work. Welcomed members and asked if there will be committees.

Mr. Stotter reported they will address committees later in the agenda and will look at other committees in January 2021.

Resident asked if new windows can be installed when the rehabs are being done on buildings. Perhaps residents would get a better price if it was a group deal. She would like the Board to consider this in one of their meetings.

LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Mr. Donner reported there are some beautiful fall colors now. Leaves will be falling and leaf pick-up will be done. Landscapers will come back and clean out the shrub beds. Electric blowers will be used unless leaves are too wet and sticky. May have to use gas blowers in that situation.

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

Mr. Marlatte reported rehab is being done on Leisure Lane, Entries 2 and 4. They are starting painting on Tice Creek, Entry E. They are finishing the decks. Manor Lubes are ongoing. Give MOD a call if it has not been done, so it can be scheduled. Mr. Dunning asked what cycle rehabs are on. Mr. Marlatte reported they are basically on a 12-14 year cycle, but the goal is a 10 year cycle. They are putting up fire separations on balconies and in attics, too. They are starting on Canyonwood or Singingwood. The separators will take about 5 years to complete. M. Donner explained that work on those cannot be done in the summer due to extreme heat in the attics.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported from the October 31, 2020 financials. Building maintenance was over by \$107,000, mainly due to plumbing issues. Landscape was under budget. Insurance was over. Water was over and will be addressed in the 2021 budget.

Ms. Bradner reported there were 71 resales YTD with a median price of \$465,000. October had 4 resales with a median price of \$417,635.

MOD REPORT – Paul Donner

No report.

PRESIDENT'S REPORT

Mr. Stotter reported that PODS coming into SWCM have a limit of 72 hours. They are approved by the President. He asked that residents be considerate and do not park or place them in handicap spaces.

Leisure Lane, Entry 10 laundry room had a homeless encampment there. A microwave, beds, and some furniture from GRF was there. They hide under the buildings.

RECYCLE/EPO/EVC

Recycle – no report

EVC – no report

EPO – no report

UNFINISHED BUSINESS

None

NEW BUSINESS

Extending time for resident forum:

Mr. Dunning moved to extend resident forum time from 3 to 5 minutes. Ms. Bradner seconded and the motion carried 3-2 (Shlevin and El-Baroudi)

Elimination of Board Work Sessions:

Motion was made, but failed for lack-of-second.

Director Assignments:

Mr. Stotter asked if any Board director would like to volunteer to be the liaison for Recycling, Composting, or Landfill. No Board directors volunteered.

Mr. Stotter reminded the membership that they can call the work order desk for any matters related to the bins.

Mr. Stotter asked if any Board director would like to volunteer to be the liaison for EV/PHEV.

No Board directors volunteered, but former Board director Mr. Fehlig said he would volunteer to continue on those committees. He did so when he was on the Board of Directors.

ANNOUNCEMENTS

Ms. Paone read the following announcements:

Comcast - Rossmoor Call Center 1-800-407-2997

MOD Work Orders email to: workorder@rossmoor.com or call (925) 988-7650

For Landscape Matters, Email: swcm@rossmoor.com

Second Mutual Annual Meeting

Tuesday, January 21, 2021
10:00 a.m. Zoom

GRF Regular Board Meeting

Thursday, December 3, 2020
9:00a.m. Zoom

ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:52 a.m.



Anne Paone, Assistant Secretary
Second Walnut Creek Mutual