

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 17, 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 10:08 a.m. on Thursday, September 17, 2020 via ZOOM.

ROLL CALL: Present: Michael Stotter, President  
Barbara El-Baroudi, Vice 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 33 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – August 20, 2020  
Special Meeting Minutes – June 11, July 9, August 13,  
and September 10, 2020  
Executive Meeting Minutes – August 20 and August 27, 2020
- b. Black Diamond Paving: Tice Creek Dr Entry D, Ptarmigan Dr Entries 1 and 3 -  
\$198,339.

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

## RESIDENTS' FORUM

Resident reported that she will conduct a Meet the Candidates on Zoom.

Resident asked if the coupon will be presented at the annual meeting. Asked about leaf cleaning off the roofs. Mr. Donner stated cleaning begins later in the year, November-December.

Resident asked Board to consider banning BBQs on covered verandas and balconies.

## LANDSCAPING REPORT – Rebecca Pollon/Michael Stotter

Ms. Pollon reported plant replacement season will be starting. She is walking the property. They are planted in the cooler season because less water is required. Requests may be sent to: [plantreplacement@rossmoor.com](mailto:plantreplacement@rossmoor.com).

She and Michael Stotter will be meeting with Tice Creek, Entry 6.

Beginning on January 1, 2021, the blowers will be converted from gas to electric blowers.

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

Mr. Marlatte reported that carpentry is ongoing on Running Springs, E2. Painting and decks are finishing in Entries 2 and 4.

Manor Lubes are ongoing.

Roofing - State Roofing – 9 roofs being done.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported for August the Mutual was over budget by \$266,495. Building Maintenance is over by \$136,000, which includes plumbing. Smoke detectors are over by \$20,000. Insurance is over budget. Utilities is over budget by \$128,000 which is mostly due to water usage. This will be addressed in the 2021 budget.

Mr. Donner reported that the smoke detectors are failing 2 years earlier than expected, so they are trying to get to as many as possible.

Mr. Fehlig reported there was no report available for resales.

MOD REPORT – Paul Donner

Mr. Donner reported MOD is taking care of business as usual. No residents are allowed in any of the buildings yet. MOD is working at full capacity.

PRESIDENT'S REPORT

No report.

RECYCLE/EPO/EVC

Mr. Fehlig reported he would love to see recycle champions for each entry. The trash enclosures are cleaned monthly.

EVC – Mr. Fehlig reported that 13 people are connected now and it is going well.

EPO – Great website for information.

UNFINISHED BUSINESS

None

NEW BUSINESS

Ms. Bradner reported that letters are being sent out to members with unpaid accounts.

ANNOUNCEMENTS

Ms. Paone read the following announcements:

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

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

For Landscape Matters, Email: [swcm@rossmoor.com](mailto:swcm@rossmoor.com)

Second Mutual Annual Meeting

Tuesday, October 20, 2020  
10:00 a.m. Zoom

GRF Regular Board Meeting

Thursday, October 29, 2020  
9:00a.m. Zoom

### ADJOURNMENT

Having no further business, the Board adjourned the meeting at 10:33 a.m.



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Anne Paone, Assistant Secretary  
Second Walnut Creek Mutual

\*\*The Board of Directors met in executive session on August 20, 2020 at 10:34 a.m. via ZOOM to discuss the following:

Member Matter-Occupancy-resolved-no fines imposed; entryway violations-fines imposed.

Having no further business, the executive session adjourned at 11:34 a.m.

\*\*The Board of Directors met in executive session on August 27, 2020 at 10:00 a.m. via ZOOM to discuss the following:

Member Matter-Lease extension-denied.

Having no further business, the executive session adjourned at 10:34 a.m.