

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JANUARY 23, 2014 AT 9:00 A.M. PEACOCK HALL – GATEWAY COMPLEX

President Barbara El-Baroudi called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 9:00 a.m. on Thursday, January 23, 2014 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President  
Sandy Skaggs, Vice President  
Clay Dunning, Treasurer  
Richard Unitan, Secretary

Excused: Pat Dulmage, Director

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Mark Marlatte, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

There were 20 residents in attendance.

#### APPROVAL OF THE MINUTES

The minutes of the regular and executive session board meeting of November 21, 2013 were approved without dissent as written and reviewed.

#### RESIDENTS' FORUM

Margaret DeGraca, Stanley Dollar Drive, Entry 4 - shared various concerns with the Board. She is concerned that the outdoor lights are on until 8:30 at the 1300 block and it is a waste of electricity. Geese nest over the laundry room doors and lay their eggs. Mr. Donner advised that there is a company that will come around and oil the eggs which prevents them from hatching. Ms. DeGraca was very concerned about speeding. Mr. Donner advised that there has been a strong police presence and they are stopping and ticketing offenders. She also noticed a car continuously parked and asked Securitas to come and check, but they never arrived. Mr. Donner will check with Securitas about this matter. She mentioned the noisy garbage trucks, but there isn't much that can be done about that issue. Her final remark was about the geese on the golf course and pond. Mr. Donner advised that this would be an issue for Golden Rain, not the Mutual. He also advised that the pond supplies the irrigation for the golf course.

Forresta Skinner, Tice Creek Drive, Entry 10 - shared her concerns about the new smoking ordinance with the Board. He was advised that this is not a Mutual issue. If there is a problem, residents need to call the Walnut Creek hotline. Walnut Creek will

do the enforcing.

#### LANDSCAPING REPORT – Rich Perona, Landscape Manager

On behalf of Mr. Perona, Mr. Donner reported that landscape maintenance is routine. The crew is pruning shrubs, Junipers and Oleanders. The sprinklers are on through the satellite controller. They come on about one day a week. EBMUD is asking for a 20% reduction in use, but it is not mandatory at this point. Should circumstances arise, it would be suggested that the trees and bushes be watered because it is less expensive and easier to replace lawns.

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

Mr. Marlatte reported that carpentry and painting maintenance has moved to Canyonwood – Entry 9; The roofing program is 100% complete and the roof list for 2014 is finished; Inspection of remaining bridge and stair replacements is complete; Deck coating is scheduled as needed; Appliance replacements for December cost \$21,462.00; Roof and gutter cleaning is finished; Manor Lube 2014 has started. (A copy of Mr. Marlatte's report is attached.)

#### TREASURER'S REPORT – Rick Chakoff

Mr. Donner reported that at year-end, the operating fund had \$84,649. The Reserve account had \$1,369,109. The Mutual is \$107,942 over budget due to water.

Mr. Dunning reported there were 9 resales in November with a median price of \$219,500 and 11 resales in December with a median price of \$242,000. Year-to-date resales total 151 with a median price of \$219,500.

#### PRESIDENT'S REPORT

Ms. El-Baroudi reported that it was suggested putting the usage of water in the Rossmoor News and then compare usage each month. She will bring this up at the Presidents' Forum to inquire if other Mutuals are interested. The Board has decided to form a Water Committee.

Mr. Unitan motioned to approve the creation of a Water Committee with Jim Ashworth as chairman. Mr. Dunning seconded and the motion passed without dissent.

Ms. El-Baroudi reminded the membership that it is the resident's responsibility to clear leaves out of their carports. The landscapers are not allowed to go into the carports.

Ms. El-Baroudi also advised the membership that the Board has accepted Cherry Creek Mortgage Company as an additional lender for Share-Loans. Business cards may be picked up in Member Services or the Board office.

#### EMERGENCY PREPAREDNESS REPORT – Rose Kasmai

Mr. Unitan reported for Ms. Kasmal. In the past year, EPO recruited twenty-six entry coordinators. This remains an ongoing challenge.

On January 17, 2014, there was an Entry Coordinator Training Class. Ms. Kasmal will continue as President of EPO until another candidate comes forward.

In April, there will be a demonstration for CERT in the parking lot near the Arts & Crafts Building. CERT will take groups through the process of what CERT does. CERT also has a program for Pets in Peril which will pick up stray animals so owners will know where to find them.

### OLD BUSINESS

The Board Presidents received a letter from the post office dated January 15, 2014 stating that they have decided not to move forward at this time with the cluster mailbox project. They will notify Rossmoor should this change in the future.

### Trust Agreement Committee

Mr. Dunning reported that the committee is reviewing the trust agreement and in particular, is addressing the issues of the voting arrangement. The committee is developing input for proposed changes and revisions to the agreement.

Mr. Skaggs motioned that the following resolution be adopted:

RESOLVED, the Board of Directors of SWCM supports an amendment to Section VI of the Trust Agreement, relating to amendment or modification of the Trust Agreement, to eliminate the current requirement of agreement of all of the Beneficiaries (Mutuals) and instead to permit amendment or modification of the Trust Agreement by agreement of a specified percentage of the Beneficiaries (Mutuals) representing a specified percentage of the total number of manors in Rossmoor and that the specified percentages be no less than 55% and no more than 75%, the exact number to be determined by consensus of the Beneficiaries (Mutuals) and the Trustee.

AND, BE IT FURTHER RESOLVED that the Board of Directors of SWCM urges that this amendment be made as soon as possible, and prior to consideration of other amendments to the Trust Agreement.

Mr. Unitan seconded and the motion carried by a majority.

Ms. El-Baroudi abstained because she serves on TARRC (Trust Agreement Review/Revision Committee).

### CARPORT AND PARKING COMMITTEE

Mr. Dunning thanked the residents for being so responsive in checking their carports

for any items that should not be stored in them. The committee has received favorable results as they go entry-to-entry to help get the membership into compliance with the policies for carports and parking.

Mr. Unitan commented that clutter is a major factor in fires, especially in carports. The Mutual is being pro-active.

Mr. Skaggs commented that generally people determine how to behave by observing others.

Mr. Dunning continued by stating that the Mutual policies require an alteration permit to install storage cabinets. However, as a result of past lack enforcement people just started installing all sorts of cabinets without a permit.

Auxiliary storage cabinets, manufactured for such purpose, already in place as of Nov. 26, 2013 and in good condition and appearance, may, at the discretion of the Board, remain until such time as the manor is sold. Upon resale, they must be removed. Proper, permitted, built-in cabinets in good condition will not be affected upon resale.

#### ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Second Mutual Regular Board Meeting – Thursday, February 20, 2014  
9:00 a.m. Peacock Hall – Gateway complex

GRF Regular Board Meeting – Thursday, January 30, 2014 at 9:00 a.m.  
Peacock Hall – Gateway complex

Trust Agreement Review/Revision – Friday, February 14, 2014 at 9:30 a.m.  
Board Room – Gateway complex

Trust Agreement Committee – Thursday, February 6, 2014 at 2:00 p.m.  
Gateway Board Conference Room

#### ADJOURNMENT

Having no further business, the meeting adjourned at 10:25 a.m.

/s/

\_\_\_\_\_  
Richard Unitan, Secretary  
Second Walnut Creek Mutual