

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MARCH 20, 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, March 20, 2014 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President
Clay Dunning, Treasurer
Richard Unitan, Secretary
Pat Dulmage, Director

Excused: Sandy Skaggs, Vice President

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Mark Marlatte, Building Maintenance Manager; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; and Anne Paone, Administrative Secretary.

There were 9 residents in attendance.

APPROVAL OF THE MINUTES

The minutes of the regular session Board meeting of February 20, 2014 and the executive session minutes of February 20, 2014 were approved without dissent as written and reviewed.

RESIDENTS' FORUM

John Henderson, Singingwood Ct., Entry 8 – Mr. Henderson shared a letter regarding his front yard. He said the workers did a great job and thanked everyone involved with getting the work done.

Warren Cullin, Canyonwood Ct., Entry 9 - Mr. Cullin discussed vehicles parking in restricted areas such as red curb areas in the entry. He noted that he has seen two cars parked in one space, behind each other. Mr. Dunning advised him to call Securitas because they will cite the vehicle and send the information to the Mutual.

Margaret DeGraca, Stanley Dollar Dr., Entry 4 – Ms. DeGraca inquired if the orange flags at the crosswalk are luminous. Ms. El-Baroudi commented that this is a Golden Rain issue, not the Mutual. Ms. DeGraca had other concerns, but they were all Golden Rain's responsibility. She was advised to contact Golden Rain directly. An additional concern was that Mistletoe is growing on the property and is spreading. Mr. Perona commented that it grows on Silver Maple trees on Tice Creek Drive. If it

gets really bad, the tree has to be removed.

The same resident had a concern about golf carts driving at night without any lights on. Ms. El-Baroudi suggested the resident bring this issue up at the meeting with the Walnut Creek Police Department.

LANDSCAPING REPORT – Rich Perona, Landscape Manager

Mr. Perona reported that the landscapers are keeping a close eye on the water, but being careful to keep new plants watered.

The lawns were fertilized last week with Turf Supreme, a balanced fertilizer. Controllers have been turned back on because of the lack of rain.

Crews are concentrating on monthly schedules, pruning shrubs and groundcovers and spot spraying weeds.

Waraner Brothers Tree Service handles all work orders. Landscaping has applied to the City of Walnut Creek for the following tree removal permits: 1301 Singingwood Ct, leaning Pine tree; 1200 Canyonwood Ct., a dead Pine tree; 1417 Canyonwood Ct, a leaning Pine tree with curb damage; 1625 Canyonwood Ct, a falling Pine tree. A falling Pine tree was removed this week at the corner of Singingwood Ct. and Tice Creek.

The crew is currently working in Singingwood Ct., Entry 8.

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

Mr. Marlatte reported that carpentry and painting maintenance has moved to Canyonwood – Entry 8; The roofing program is 100% complete and the roof list for 2014 is finished, walking roofs to spec. locations and amounts of ventilation and drainage. Carports will be done this year, too.

Inspecting remaining bridges; Deck coating is scheduled as needed; Appliance replacements for February cost \$21,658.00; Roof and gutter cleaning is finished; Manor Lube 2014 has started; Paving and seal coat – part of Entry 3 Tice Creek Drive and a parking area in Entry 16B will be redone in the next several months.

1160 Singingwood Court – Started work to get residents moved back in.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported that the operating fund has a \$15,000 surplus in the budget. Building is \$50,000 over budget, due to gutter cleaning and there is a surplus of \$55,000 in utilities, but it is too early in the year to see if this trend will continue.

Mr. Dunning reported there were 8 resales in January with a median price of \$337,450. There were 19 sales year-to-date with a median price of \$239,000.

PRESIDENT'S REPORT

None.

EMERGENCY PREPAREDNESS REPORT – Rose Kasmai

Mr. Unitan reported there will be a meeting on April 7 at 9:30 in the Fairway Room at Creekside. Jim Jardine will be the speaker. The topic will be “How safe is your home during an earthquake?”

OLD BUSINESS

Mr. Dunning asked Paul to report on the status of the insurance claim for the Running Springs fire. The fire was on July 22, 2011. The move-in date was December 12, 2013. The total cost of the rebuild was \$5,213,383.27. The Mutuals all paid the \$100,000 deductible and the insurance company has paid \$4,576,822.33. The remaining amount due is \$536,560.00.

Mr. Chakoff commented that they expect to collect the balance owed from the insurance company or from the vendor.

Mr. Dunning asked whether it is common for the claimant to advance funds in these types of matters. Mr. Donner replied that it is common in Rossmoor.

Mr. Dunning made the following motion to change the policy for SWCM:

Second Walnut Creek mutual hereby adopts as its policy, when there is an insured property loss, whether insured under the GRF master insurance policy to which SWCM is an additional named insured or whether insured under another insurance policy, SWCM will not advance any funds on account of the insured loss, except for its share of the shared-deductible, without specific action of the board of SWCM which action shall specify the amount of funds to be advanced, the reason SWCM is advancing the funds and not the insurance provider, and when the funds so advanced will be reimbursed by the insurance provider.

Ms. El-Baroudi asked for a second to the motion. Hearing none, the motion failed.

Trust Agreement Committee

Mr. Dunning reported that the committee will meet this afternoon. The committee presented its resolution, which deals with the voting requirements, to the TARR Committee.

Carport and Parking Committee

Mr. Dunning reported that the committee is going entry-by-entry to inspect for violations and are issuing warnings. If the violations are not addressed, the resident is called to a hearing.

Water Committee

Mr. Unitan reported that a Water Committee has been formed which currently consists of four members. The committee had scheduled a preliminary meeting for ideas. The water used in Project Two for air conditioning was discussed. The committee is looking for ways to collect and redistribute the water. Mr. Donner advised that the

water currently goes to the pond.

The committee discussed drilling wells and had questions on how to distribute the water and who owns what pipes. The committee will meet with Mr. Donner, Mr. Perona, and Mr. Marlatte at different times to get some answers to these questions.

EBMUD was contacted to inquire about getting free water conserving items such as low-flow shower heads, to distribute to as many residents as possible.

Mr. Unitan commented that there is currently legislation set to be effective in 2025, California Water Code #526, which would require that all residential and commercial units have water meters installed. This will potentially happen unless the legislation gets changed.

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Second Mutual Regular Board Meeting – Thursday, April 17, 2014
9:00 a.m. Peacock Hall – Gateway complex

GRF Regular Board Meeting – Thursday, March 27, 2014 at 9:00 a.m.
Peacock Hall – Gateway complex

Trust Agreement Review/Revision – Friday, April 11, 2014 at 9:30 a.m.
Board Room – Gateway complex

Trust Agreement Committee – Thursday, April 15, 2014 at 2:00 p.m.
Gateway Board Conference Room

ADJOURNMENT

Having no further business, the meeting adjourned at 10:00 a.m.

/s/ _____
Anne Paone, Assistant Secretary
Second Walnut Creek Mutual