

MINUTES

SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 17, 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, April 17, 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
Pat Dulmage, Director

Excused: Richard Unitan, Secretary

Mutual Operations staff was represented by Rick Chakoff, Chief Financial Officer; Mark Marlatte, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

There were 16 residents in attendance.

APPROVAL OF THE MINUTES

The minutes of the regular session and executive session Board meetings of March 20, 2014 were approved as written and reviewed. Majority vote of 4-0.

RESIDENTS' FORUM

Phoebe Contessis, Tice Creek Drive, Entry 6 – Ms. Contessis shared concerns that some bushes are dead and some debris is not being removed. She would like more attention paid to this entry. Ms. Dulmage and Mr. Perona commented that the entry landscaping needs to be rehabbed. She also was concerned about having to move her van every three days. She needs the wheelchair ramp for her handicapped husband.

Nanako Oakley (Yoshikawa), Running Springs Rd., Entry 8 - Ms. Oakley commented on the Candidates Meeting. Ms. El-Baroudi advised her that this was not the forum to discuss the Candidates meeting. This forum was for the regular Board meeting.

Virginia Williamson, Leisure Lane, Entry 5 – Ms. Williamson asked about the geese population and the effectiveness of oiling the eggs. Mr. Perona advised her that this is a project of the golf course administration and questions should be directed to them.

Richard Leong, Canyonwood Ct., Entry 11 – Mr. Leong expressed concern about the rocky pathway near his manor and that there are no lights or a fence. Mr. Perona said he would take a look at the area. Another concern was that people are not picking up after their dogs and people are coming from other entries and letting their dogs do their business in Entry 11. Additionally, some dogs are not on a leash. The assistant secretary will create a notice and Mr. Perona will have it delivered to the residents of Entry 9.

Patricia Zuker, Canyonwood Drive, Entry 4 – Ms. Zuker was concerned about the pear trees that have brown leaves. Mr. Perona will take a look. She was concerned about the grass being cut while still wet and the clippings sitting for a long time. This causes the grass to rot under the clippings. Ms. Zuker also suggested eliminating lawns where possible and switching to native plants that require less watering.

Louis Wall, Tice Creek Dive, Entry 7 – Mr. Wall reported a car that has missing parts, does not have current plates and comes and goes in guest parking. Mr. Dunning advised him to call Securitas or Mr. Dunning when he sees the car parking in guest spaces.

LANDSCAPING REPORT – Rich Perona, Landscape Manager

Mr. Perona reported that lawns were fertilized this week with sulfur coated Urea. Controllers have been turned back on because of the lack of rain. Over the next few weeks lawns will be treated for broadleaf weeds.

Entry Maintenance: The crews are concentrating on monthly schedules, pruning shrubs and groundcovers and spot spraying weeds.

Tree Maintenance: Waraner Brothers Tree Service handles all work orders. Several trees have been removed on Singingwood Ct. and Canyonwood Ct. Fairlawn, Running Springs and Leisure Lane have had their trees pruned.

Landscape Rehab: The Crew is working in Singingwood Ct, Entry 8. Once completed, they will start in Entry 6. A meeting with the residents of Entry 6 will be scheduled before the work begins.

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

Mr. Marlatte reported that carpentry and painting maintenance has moved to Canyonwood – Entries 8 and 9; The roof list for 2014 is finished, Inspecting remaining bridges; Deck coating is scheduled as needed; Appliance replacements for March cost \$26,417; 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.

TREASURER'S REPORT – Rick Chakoff

Mr. Chakoff reported that through the end of March, the operating fund had a deficit of \$13,000 due to gutter cleaning and some plumbing issues. Landscaping was over budget by about \$12,000. Utilities were under budget by \$74,000.

Mr. Chakoff advised that Mr. Dunning asked for the status of the Running Springs building in regards to the receivables. Mr. Chakoff reported the outstanding amount is about \$536,000. It is between the two insurance companies involved, but Mr. Chakoff believes the Mutual will receive the balance of the claim.

Mr. Dunning reported there were 14 resales in March with a median price of \$242,500. Year-to-date, there were 33 resales with a median price of \$239,000.

PRESIDENT'S REPORT

No Report

EMERGENCY PREPAREDNESS REPORT – Rose Kasmai

No Report.

OLD BUSINESS

Committee Reports were deferred to the next meeting.

NEW BUSINESS

Mr. Chakoff is working on an analysis of potential earthquake damage to SWCM including how the Mutual would survive it, how the Mutual would recover from it and a comparison with and without earthquake insurance.

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Second Mutual Regular Board Meeting – Thursday, May 22, 2014
9:00 a.m. Peacock Hall – Gateway complex

GRF Regular Board Meeting – Thursday, April 24, 2014 at 9:00 a.m.
Peacock Hall – Gateway complex

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

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

ADJOURNMENT

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

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