

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JUNE 18, 2015 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, June 18, 2015 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

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

Excused: Clay Dunning, Treasurer  
Sandy Skaggs, Vice President

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; and Anne Paone, Administrative Secretary.

There were 5 residents in attendance.

#### APPROVAL OF THE MINUTES

The minutes of the regular Board meeting of May 21, 2015 were approved without dissent as written and reviewed.

#### RESIDENTS' FORUM

Al Schwartz, Tice Creek Dr., - Entry 11 – Mr. Schwartz asked if a structural engineer can check the 2-story buildings for structural integrity, especially the balconies. Mr. Donner responded that SWCM has an aggressive building rehab program. All the buildings have been looked at within the past 15 years, mostly the past 10 years. The crew checks for dry rot and they upgrade the flashings. Mr. Marlatte could explain how the balconies were constructed. Mr. Schwartz was also concerned about a large manhole behind his manor. He wanted to be sure it isn't leaking and is draining properly. Mr. Donner will ask Mr. Marlatte to take a look at both of his concerns.

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

Mr. Donner reported that the crew finished Singingwood Ct. The watering is done 2 days a week. There was a glitch with the controllers. They were turned off because we had some rain. They didn't come back on. MOD is working with the company to make sure everything is now working properly. Routine landscape maintenance is being done. The Tice Creek project is in progress. The lawn has been removed in cooperation with FWCM. Live Oaks are fast growers and they don't get huge. This will be a nice improvement. To obtain the rebate from EBMUD, lawns need to be removed and then replaced with bark. The credit will be seen on the water bill.

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

Mr. Marlatte reported on the following: Carpentry and painting maintenance: Carpentry and painting has moved to Ptarmigan Drive, entry 4 and entry 5. Roofing program: The roofing program is 90% complete. Bridge and stair replacements: We are inspecting remaining bridges for 2015. Deck coating: scheduling as required in P.M. area and elsewhere as needed. Appliance replacements: \$21,998.00 for the month of May. Roof and gutter cleaning: Done on an as needed basis. Manor lube: 2015 manor lube is at 60%. Paving and seal coat: Finish entry 5, Tice Creek Drive and entry 7 Running Springs Rd is completed.

Mr. Unitan reported that with the manor lube, they are changing out faucets and shower heads to water-saving devices. Mr. Donner reported that the program is working well. Residents are cooperating. However, some of the shower heads don't work with hand-held shower heads.

#### TREASURER'S REPORT – Rick Chakoff

Mr. Donner reported that year-to-date, as of May 31st, the Mutual has \$151,008 in the operating fund. There is \$1,576,000 in the reserve fund. This is \$235,216 better than budget. Building maintenance is over budget by \$14,000. Landscape is under budget by \$16,000. This will even out over the year. Insurance is \$107,000 better than budget. This amount will increase by \$20,000 each month if there are no shared events. The Mutual is doing okay with the water budget. Utilities are \$131,558 better than budget. July, August, and September are the heaviest water months. There will be an 8% increase in July and a 25% surcharge, due to the drought, for pumping water from the reservoir in Sacramento.

Ms. El-Baroudi reported that there were 9 sales in May. The median price was \$288,500. There have been 31 YTD sales. The median price was \$282,000.

#### PRESIDENT'S REPORT

No report from Ms. El-Baroudi.

Ms. Dulmage reported on the laundry rooms. SWCM has 56 rooms. The residents are pleased with the cleanliness. The cleaning crews have said there are some problems in the laundry rooms because people are using the rooms as a catch-all for various items. If the items are not removed within 30 days, the Mutual will remove them. A sign is posted on the items as a notice.

#### WATER CONSERVATION COMMITTEE - Dick Unitan

Mr. Unitan said to watch the Rossmoor News for articles on water conservation.

#### EMERGENCY PREPAREDNESS REPORT

Mr. Unitan reported that the committee is always looking for entry coordinators. His entry has a shed to store items for emergencies. The coordinators contact CERT so that CERT may assist residents in an emergency.

#### UNFINISHED BUSINESS

None.

#### NEW BUSINESS

Mr. Unitan wanted to make a motion regarding the charging of electric vehicles.

Before he proposed the motion, he explained that the charging of electric cars in the carports has become an issue. Cars are recharging in the carports using 50 year old electric, 110 outlets. SWCM is in the process of revising its current policies to bring them up to date.

*Mr. Unitan motioned to have an advisory policy addition regarding electric vehicle charging to prohibit charging in carports and require the owner to provide the upgraded electrical power as regulated by PG&E and the State. The carport owner would be fined for violating this policy.*

*Ms. Dulmage seconded and the motion carried without dissent.*

Mr. Donner reported that there have been no fires in carports due to electric vehicles, but there may be the potential to have them. There is the possibility that the breakers won't pop and will heat up. Golf carts and electric vehicles should be separate. Golf carts pull fewer amps.

### ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Second Mutual Regular Monthly Meeting – Thursday, July 23, 2015  
9:00 a.m. Peacock Hall – Gateway Complex

GRF Regular Board Meeting – Thursday, June 25, 2015 at 9:00 a.m.  
Peacock Hall – Gateway complex

### ADJOURNMENT

Having no further business, the meeting adjourned at 9:35 a.m.

/s/ \_\_\_\_\_  
Dick Unitan, Secretary  
Second Walnut Creek Mutual