

THIRD WALNUT CREEK MUTUAL
REGULAR SESSION MEETING MINUTES OF THE BOARD
MONDAY, MAY 10, 2021, AT 10:00AM
ZOOM VIDEO AND CONFERENCE CALL MEETING

Call to Order

President Rothman called the Regular Meeting of the Board of Directors of Third Walnut Creek Mutual (TWCM) to order at 10:00 a.m.

Roll Call

Directors Present:

Arylss Rothman, President Dist. IX, (2022)	
Matt Kaplan, Treasurer Dist. V, (2022)	Walt Braun, Director Dist. XIII, (2023)
Chuck Decker, VP Dist. X, (2021)	Donna Landeros, Director Dist. VIII, (2023)
John Swearingen, Secretary Dist. VII, (2021)	Nan Warren, Director Dist. XIV, (2022)
James McFarland, Director Dist. III, (2021)	Tom Lauck, Director Dist. IV, (2023)
Steve Park, Director Dist. XV (2022)	

Also Present: Mutual Operations staff was represented by Clayton Clark, Building Maintenance Manager; Kelly Maki, Board Services Coordinator; Tess Haskett, Assistant Controller; and Richard Fong, Legal Counsel

Members' Forum

Members were afforded the opportunity to express their general concerns and make comments. Topics discussed included: election procedures, General Fund, Budget and Finance Committee meetings, and owner billables.

Approval of Meeting Minutes

President Rothman asked for any corrections and/or additions to the following sets minutes:

- a) Regular Board Meeting MinutesApril 12, 2021
- b) Executive Session Meeting MinutesApril 12, 2021

A motion was made to approve the above minutes.

Moved, Seconded, Carried 9-0-1, Director Park abstained

President's Report

President Rothman reported on the latest President's forum. The Presidents met to discuss the proposed GRF Management Agreement and costs for terminating the Establishing Agreements.

Secretary's Report

Secretary Swearingen reported that an article was published in the Rossmoor news covering the topics of the last meeting.

Treasurer's Report

Treasurer Report: May 10, 2021

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This report is based on the TWCM financial report for March 2021.

As of May 6, 2021, the Project specific financial reports for March have not been distributed. Thus, the Directors will not be able to attest to their re-view of said reports for this May 2021 Board Meeting.

The March 31, 2021, TWCM cash account still needs to be reconciled before its balance can be reported.

TWCM payments in January were \$195,862 allocated as specified to the projects.

Republic Services trash pick-up was \$47,272 (2 monthly payments). Legal services was \$3,990, with \$3,780 to Fong & Fong, and \$210 total to Ann Rankin and Hughes, Gill. Landscaping to Terra Landscaping was \$138,062 (2 monthly payments). Trash Enclosure cleaning to Commercial Support services was \$6,117 (2 monthly payments). Printing and mailing to Integrity was \$421.

TWCM Owner Billables (amounts owed by owners to their project) as of March 31, 2021, was \$217,065 about \$8,000 less than the prior month.

TWCM Assessments (Coupon) owed as of March 31, 2021, was \$126,448 about the same as the prior month.

- a. **Motion that the Mutual Funds Report has been reviewed by the Treasurer and a summary provided to all Directors:** The motion was tabled due to reconciliation that needs to be made for the March 2021 financial report.
- b. **Motion that all Directors have reviewed their Project Specific Financials:** The motion was tabled until the Directors have a chance to review the March 2021 project specific financials.

Building and Maintenance Committee

Nan Warren gave the following report on the last committee meeting:

The meeting was called to order at 10:04. Gil Peterson, chair of the Third Walnut Creek Mutual Solar Project called upon Adrian Bryram to explain the mechanics and order of business of the solar project, which is now called Rossmoor Solar Initiative. Adrian discussed Table Rock and their previous Public Private Partnership (PPP) with the city of Rialto in Southern California for a wastewater treatment project. He noted that Table Rock is local, and they know their way around in this PPP space, and whom they should call. In addition, they have credibility in this field. Committee members had many questions about a proposed Solar project for the mutual, and no conclusion was arrived at during this meeting.

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Tom Lauck discussed the proposed Architectural Standards, in particular the doors, and the floor area in some units that have a vanity area separate from the shower/tub toilet room. Tom had made some changes as the board had suggested and those changes are incorporated in the Architectural Standards you will see in this report.

Landscape Committee

Walt Braun stated that there is no report to give this month as the committee will be meeting again on June 7, 2021.

Governing Documents Committee

The committee had no report to give this month. The Board is still looking for a committee chair and Directors were asked to volunteer.

Alteration Permit Application Review

Jim McFarland reported that the alteration review process is going smoothly.

Communication Committee

John Swearingen had no report to give.

Emergency Preparedness Committee

Arylss Rothman reported that the committee is staying busy by working directly with Rossmoor EPO. This month a presentation by Cal Fire will be given at 3:30 on May 18. The link to the zoom presentation can be found in the Rossmoor News.

Dispute Resolution Committee:

Nan Warren reported that the committee is having some success, but the details are to remain confidential.

Solar Committee:

Gil Peterson and Adrian Byram presented the Rossmoor Solar Initiative details to the Board. Details of the presentation can be found on www.rsi-now.org. The Board discussed whether or not the Mutual should participate. There was a question-and-answer forum. The Board was advised that they will need to hold a special meeting once the committee receives a proposed engagement letter to start a feasibility study and the costs that may be associated.

Old Business

- a. **Updated TWCM Architectural Standards:** The Board reviewed the changes that were approved at the April meeting on changes to the Front Door Standards and hard surface flooring in vanity areas in upper units. A motion was made to approve the updated standards to all members for the mandated comment period prior to a vote by the board for adoption as policy.

Moved, Seconded, Carried 10-0

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- b. **Status of Project 23:** The Board continues to encourage Project 23 leadership to schedule a meeting for further discussion on this matter.

- c. **GRF Updated Management Agreement:** This item was tabled by the Board until further information is provided on the verbiage.

Adjournment to Executive Session

There being no further business, the Regular Meeting of the Board was adjourned at 11:45 am and the Board moved into executive session.

Executive Session Summary

The Board met in Executive Session to discuss legal matters.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director's meeting.



Assistant Secretary

Third Walnut Creek Mutual