

THIRD WALNUT CREEK MUTUAL
SPECIAL MEETING MINUTES OF THE BOARD
WEDNESDAY, JULY 22, 2020 AT 1:30 PM
ZOOM VIDEO AND CONFERENCE CALL MEETING

Call to Order

Vice President Decker called the Special Meeting of the Third Walnut Creek Mutual (TWCM) Board of Directors to order at 1:30 p.m.

Roll Call

Directors Present:

Chuck Decker, VP Dist. X, (2021)	Nan Warren, Director Dist. XIV, (2022)
Matt Kaplan, Treasurer Dist. V, (2022)	Walt Braun, Director Dist. XIII, (2023)
John Swearingen, Secretary Dist. VII, (2021)	Donna Landeros, Director Dist. VIII, (2023)
Gery Yearout, Director Dist. XI, (2021)	James McFarland, Director Dist. III, (2021)
Marilyn Mason, Director Dist. XV (2022)	Tom Lauck, Director Dist. IV, (2023)

Directors Absent: Arlyss Rothman, President Dist. IX, (2022)

Also Present: Mutual Operations staff was represented by Paul Donner, Mutual Operations Director; Clayton Clark, Building Maintenance Manager; Kelly Maki, Board Services Coordinator; Rick Chakoff, Chief Financial Officer; and Tess Haskett, Assistant Controller

Members' Forum

Members were afforded the opportunity to express their general concerns and make comments.

Appoint Inspector of Elections for Project 55 Disengagement Election

A motion was made to appoint Jim Fletcher as the Inspector of Elections for the Project 55 Disengagement Election.

Moved, Seconded, Carried 10-0

Approval of Project 55's Disengagement Agreement

A motion was made to approve the proposed Project 55 Disengagement Agreement. There was discussion on items 5b and 5c of the agreement for Project 55 and Projects 40 and 41.

Moved, seconded, Carried 9-0-1, Director Kaplan Abstained

Approval of Project's 40 and 41's Disengagement Agreement

A motion was made to approve the proposed Projects 40 and 41 Disengagement Agreement.

Moved, seconded, Carried 9-0-1, Director Kaplan Abstained

TWCM Petition and Orders

It was announced that the Contra Costa County Superior Court has granted the Petitions filed by the 22 Petition Projects and has approved the Master CC&Rs as well as the election processes by which they were approved by the Owners, and has found that all requirements of Civil Code § 4275 have been met. This means that the Master CC&Rs will now finally be recorded. This development culminates TWCM's multi-year effort to draft and record a uniform set of CC&Rs for the Projects within TWCM.

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A letter from Ann Rankin with this information was mailed to all owners on July 21, 2020.

Next Board Meeting

The next regular Board Meeting will be on Monday, August 10, 2020 at 10am via Zoom.

Adjournment to Executive Session

There being no further business, the Special Meeting was adjourned at 2:11 p.m. and the Board moved into Executive Session.

Executive Session Summary

The Board met in Executive Session to discuss a variance, an alteration application, and a legal matter.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Organizational Meeting.



Assistant Secretary

Third Walnut Creek Mutual