

**THIRD WALNUT CREEK MUTUAL
MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 10, 2018 AT 9:00AM
GATEWAY BOARD ROOM
1001 GOLDEN RAIN RD.
WALNUT CREEK, CA 94595**

AGENDA

1. Call to Order..... Ms. Bank
2. Roll Call Ms. Mattison

Judy Bank, President XV (2019)	Claire Wolfe, Director District XII (2020)
Gery Yearout, Vice President District XI (2021)	Matt Kaplan, Director District V (2019)
Hillery Trippe, Treasurer District VII (2021)	James McFarland, Director District III (2021)
Arlyss Rothman, Secretary District IX (2019)	Kay Barthold, Director District XII (2020)
Christine Monsen, Director District XIV (2019)	Toby Dicker, Director District VIII (2020)
Chuck Decker, Director District X (2021)	Ron Mucovich, Director District IV (2020)

1. Members' Forum (3 minutes per speaker).....Ms. Rothman
2. Approval of Minutes..... Ms. Bank
 - a. Regular Meeting November 6, 2018
 - b. Executive Meeting..... November 6, 2018
 - c. Project 40 Ballot Count Meeting..... November 13, 2018
 - d. Project 39 Ballot Count Meeting..... November 26, 2018
3. President's Report.....Ms. Bank
4. Secretary's Report.....Ms. Rothman
5. Treasurer's Report.....Ms. Trippe
6. Committee Reports.....Ms. Bank
 - a. Budget, Finance, and Audit.....Ms. Trippe
 - b. Building Maintenance.....Ms. Monsen
 - c. LandscapingMs. Yearout
 - d. Governing DocumentsMs. Bank
 - e. Alteration Permit Application Review.....Ms. Barthold
 - f. Communication.....Ms. Rothman
 - g. Emergency Preparedness.....Ms. Rothman
7. Old Business
 - a. Latest Update on Governing DocumentsMs. Bank
8. New Business
 - a. Discuss Feasibility of Paying Ins. Premiums by Installments.....Mr. Chakoff
 - b. Temporary Borrowing of Reserves for Insurance PremiumMs. Trippe
 - c. Approval of Termite Inspections Between Rehabs.....Ms. Monsen
 - d. Project 40 Re-Vote Ballot Count Results.....Ms. Yearout
 - e. Project 39 Disengagement Ballot Count Results.....Ms. Wolfe
 - f. Appoint Inspector of Elections for P39 Directors and BylawsMs. Wolfe
9. Adjournment to Executive Session: if necessary, for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

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EXECUTIVE SESSION AGENDA

1. Call to Order.....Ms. Bank
2. Landscape Contract ApprovalMs. Yearout
3. Appeal Fee Waiver Decision Acct. #15650.....Ms. Yearout
4. Appeal Lease Extension Decision Acct. #19292.....Ms. Yearout
5. Owner Billable Waiver Request Acct. #3398.....Ms. Monsen
6. Garden Window Variance Request Acct. #19045Ms. Wolfe
7. Slider Variance Request Acct. #20430Ms. Yearout
8. Discuss Legal MattersMs. Bank
9. Vacate and then rephrase motion only about timeline for projects to complete re-voting to be included in Group 2 Petition.....Ms. Bank
10. Adjournment.....Ms. Bank