

**THIRD WALNUT CREEK MUTUAL
MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 12, 2016 AT 9:00 A.M.
GATEWAY BOARD ROOM
1001 GOLDEN RAIN RD.
WALNUT CREEK, CA 94595**

AGENDA

1. Call to Order Ms. Yearout
2. Roll Call Mr. Kim

Gery Yearout, President XI	Victor McPhun, Director District VII
Judy Bank, Vice President XV	Toby Dicker, Director District VIII
John McDonnell, Treasurer X	Carol Keating, Director District IX
Kathy Poling, Secretary III	Jean Faszholz, Director District XII
Jane Norbeck, Director District IV	Walt Braun, Director District XIII
Jack Case, Director District V	Christine Monsen, Director District XIV
3. Approval of Minutes Ms. Yearout
 - a. Regular Meeting of the Board November 14, 2016
 - b. Executive Meeting of the Board November 14, 2016
4. Members' Forum (3 minutes per speaker) Mr. Kim
5. President's Report Ms. Yearout
6. Secretary's Report Ms. Poling
7. Treasurer's Report Mr. McDonnell
8. Committee Reports Ms. Yearout
 - a. Budget and Finance Mr. McDonnell
 - b. Building Maintenance Mr. Braun
 - c. Landscaping Ms. Faszholz
 - d. Governing Documents Ms. Bank
 - e. Alteration Permit Application Review Mr. Case
 - f. Audit Ms. Dicker
 - g. Communication Committee Ms. Poling
 - h. Emergency Preparedness Ms. Norbeck
9. Old Business
 - a. CC&R update Ms. Bank
 - b. Encroachments: Private Gardens Going Forward Ms. Yearout
10. New Business
 - a. Standard 1020: Condensate and Water Heater Drain Lines Mr. Braun
 - b. Garage Door Standard Variance: Project 44 Mr. McDonnell
 - c. Reserve Transfer: Flood & Building Repairs in Project 53 Mr. Case
 - d. Reserve Transfer for Insurance Premium: Project 51, 53, 64 Mr. McDonnell
 - e. Members' Forum: Proposed Policy Ms. Yearout
 - f. Policy 61: Solar Energy Systems Ms. Poling
 - g. Policy Follow-up Ms. Yearout
 - h. Special Assessment Results: Project 35 Ms. Norbeck
11. Adjournment Ms. Yearout

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EXECUTIVE SESSION AGENDA

1. Call to Order.....Ms. Yearout
2. Alterations Permit Enforcement: Account No. 17779Mr. Case
3. Unauthorized Alteration: Account No. 14787Ms. Norbeck
4. Homeowner Waiver Request: Account No. 18420.....Ms. Monsen
5. Homeowner Hearing: Account No. 12049.....Mr. Case
6. Legal Status Report.....Ms. Yearout
 - a. Account No. 14890
 - b. Account No. 12730
 - c. Account No. 16677
 - d. Account No. 17954
7. Adjournment.....Ms. Yearout