

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 13, 2015 AT 2:00 P.M.
BOARD ROOM, GATEWAY COMPLEX
1001 GOLDEN RAIN ROAD WALNUT CREEK, CA 94595

President Gery Yearout called the Regular Meeting of the Board of Directors of Third Walnut Creek Mutual to order at 9:00 a.m. on Monday, July 13, 2015.

Ms. Poling took the roll call.

PRESENT:

Gery Yearout, President (XI)	Chuck Sanderson, Director District VI
Judy Bank, Vice President (XV)	Toby Dicker, Director District VIII
John McDonnell, Treasurer (X)	Rob Rothway, Director District IX
Kathy Poling, Secretary (III)	Walt Braun, Director District XIII
Jane Norbeck, Director District IV	Mike Fleck, Director District XIV
Jack Case, Director District V	

EXCUSED:

Jean Faszholz, Director District XII

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, GRF Chief Financial Officer; Clayton Clark, TWCM Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

There were forty-two additional mutual members present.

APPROVAL OF MINUTES: Chuck Sanderson asked for any additions or corrections to the following set of meeting minutes:

Executive Session of the Board.....	April 13, 2015
Regular Meeting of the Board.....	May 11, 2015
Executive Session of the Board.....	May 11, 2015
Special Meeting of the Board.....	June 8, 2015

With no corrections noted or made, the minutes to the above stated meetings stand approved.

MEMBERS' FORUM:

Members were afforded the opportunity to express their views on Mutual matters. Over 12 members shared their comments. Most speakers expressed concern over the paint colors and the process used to select them for the building exteriors of Entry 6,

Rossmoor Parkway. Project 45 Director, Rob Rothway, described the process he used in the selection of the paint color choices he made on behalf of Project 45. Other speakers expressed concern about the use of air conditioners at night and about the safety of the use of woodchips and groundcover close to buildings. President Yearout thanked all the presenters for their comments and informed them that the Board will take their comments under consideration, and thanked them for coming to the meeting.

PRESIDENT'S REPORT: Ms. Bank for Ms. Yearout

Highlights of the Presidents' Forum include:

Water: Water costs and use throughout the valley were spoken about extensively. As of July 1, EBMUD implemented an eight percent rate increase throughout the Water District. An additional 25 percent surcharge is currently being applied while EBMUD pumps from its reserve reservoirs. This may last up to two months. Many Mutuals are removing lawns and some are beginning to install drip irrigation.

Vehicles entering Rossmoor: There is interest in learning how many vehicles come through the Rossmoor gates. Warren Salmons informed the group that in 2014 3.2 million cars passed through the gates. So far, in 2015, 1.427 million cars have accessed the front gate.

Golf Cart Registration: GRF is willing to assist with golf cart registration, but

New CEO: The finalist in the search will be announced on October 6.

SECRETARY'S REPORT: Ms. Poling

No report was given.

TREASURER'S REPORT: Mr. McDonnell

John McDonnell reported that he reviewed the finances to all 24 Projects and has concluded that Third Walnut Creek Mutual is fiscally sound.

COMMITTEE REPORTS:

BUDGET AND FINANCE: Mr. McDonnell

No further report was given.

BUILDING MAINTENANCE: Mr. Braun

Walt Braun reported that there was no meeting in June. Clayton Clark reported that rehabs for all Projects are on schedule.

LANDSCAPE: Ms. Dicker for Mrs. Faszholz

The replacing of lawns is progressing in all Projects. Only a few complaints about the disappearing lawns have emerged. It is hopeful that residents are now aware of the reasoning behind removing them. It seems to help the situation if residents are informed ahead of the removals of lawns or of any drastic change in the landscape, especially in front yards.

Steve Ormond reported that the permit from EBMUD does not have to be completed before lawns are removed in order for you to get the rebates on your water bills. It has been reported that EBMUD has been inundated with these requests and trusts that Rich Perona, Steve Ormond, and their staffs and vendors to do the proper measuring, etc. to get the rebate.

Use of woodchips: Rich Perona reported that the CCC Fire Protection Technician confirmed that the various types of groundcover bark that are being used in landscaped areas throughout Rossmoor are that they are not of any kind of fire hazard to buildings. Paul Donner followed up that Rossmoor is inspected at the beginning of the fire season and is then re-inspected for compliance to items that needed modification.

GOVERNING DOCUMENTS: Ms. Bank

Judy Bank reported that the Committee held a brief meeting. A few important items will be focused upon once the Committee is completely formed.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case

No report was given.

AUDIT COMMITTEE: Mr. Braun

No report was given.

COMMUNICATIONS COMMITTEE: Ms. Poling

Kathy Poling reported that she has submitted several articles to the Rossmoor News. Poling will continue to focus on getting more articles published in the Rossmoor News.

She stated that she will also endeavor to look more closely at the written communications from the various departments that are sent out over the Board of Directors signature to residents.

EMERGENCY PREPAREDNESS: Ms. Norbeck

No report was given.

OLD BUSINESS

NEW BUSINESS

Motions to lien: There were no motions to lien.

Maintenance Standards: Mike Fleck moved and Kathy Poling seconded to adopt TWCM Maintenance Standards 1014, 1015, and 1016 as presented.

Committee Matrix: The Board of Directors finalized the rosters of the various Committees for 2015 – 2016.

Motion to appoint Inspector of Elections for Recall Election: Gery Yearout appointed Dr. John Reppart, of Mutual 48, to be the Inspector of Elections in the matter of the District 25 Recall Election.

Spending Authorizations for Building Maintenance and Landscaping: The Board of Directors was asked to review what limits they have set for MOD to approve without prior authorization by the Director and to report back to the office with their preferences.

ADJOURNMENT

Having no further business the regular meeting recessed at 10:05 a.m. to into Executive Session.



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual