

# THIRD WALNUT CREEK MUTUAL

SPECIAL MEETING MINUTES OF THE BOARD  
FRIDAY, JANUARY 5, 2018 AT 9:00A.M.  
BOARD ROOM, GATEWAY COMPLEX  
1001 GOLDEN RAIN RD., WALNUT CREEK, CA 94595

## **Call to Order**

President McDonnell called the Special Meeting of the Board of Directors of Third Walnut Creek Mutual (TWCM) to order at 9:01 a.m.

## **Roll Call**

### **Directors Present:**

John McDonnell, President X	Hillery Trippe, Director District VII
Gery Yearout, Vice President XI	Jack Case, Director District V
*Judy Bank, Vice President XV	Toby Dicker, Director District VIII
Vacant, Director District III	Kay Barthold, Director District XIII
Christine Monsen, Treasurer XIV	Claire Wolfe, Director District X
Kay Barthold, Director District XIII	Arlyss Rothman, Director District IX
Judy Bank, Vice President XV	Ron Mucovich, Director District IV

\* An asterisk indicates the Director was present by phone

**Also Present:** Mutual Operations staff was represented by Kelly Mattison, Board Services Coordinator; also present was Melissa Ward, Esq., Hughes Gill Cochrane Tinetti.

## **Members Forum**

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

## **Governing Docs Project/CC&Rs and Bylaw Changes**

The Board further discussed necessary changes and clarifications in the governing document rewrites. The discussions included, but were not limited to, completeness of EUCA definitions, maintenance allocations, rental restrictions, quorum, skylights and roof access, section 9.3 and recital J.

A discussion was had on whether or not the CC&Rs should exclude private gardens in 3.11, so that owners will not be required to get membership approval for permit to have a private garden. A straw poll was taken of the Directors and the majority of the Board wishes to exclude private gardens in 3.11.

A discussion was had on whether or not to reduce the 67% percentage in 3.11 to a lower amount. A straw poll was taken of the Directors and the majority of the Board does wish to lower this number. The lower percentage agreed upon would be "a majority".

A discussion was had on whether or not to change section 5.1b and the minimum lease agreement of 1 month. A straw poll determined that the majority of the Board does not wish to change 5.1b.

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A discussion was had on whether or not the section 5.1c should be changed to a length longer than the current 1 year maximum for an owner to rent their unit during the time the owner owns his or her unit. A straw poll determined that the majority of the Board does not wish to change 5.1c.

### **Adjournment**

There being no further business, the Special Meeting of the Board was adjourned at 11:01 a.m.

### **Secretary's Certificate**

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



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**Assistant Secretary**

Third Walnut Creek Mutual