

M I N U T E S  
THIRD WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, OCTOBER 13, 2014 AT 9:00 A.M.  
BOARD ROOM, GATEWAY COMPLEX  
1001 GOLDEN RAIN ROAD WALNUT CREEK, CA 94595

President Chuck Sanderson called the Regular Meeting of the Board of Directors of Third Walnut Creek Mutual to order at 9:00 a.m. on Monday, October 13, 2014.

Ms. Bank took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)  
Rob Rothway, Vice President (IX)  
Frank Anton, Director District (VIII)  
Judy Bank, Secretary (XV)  
Ove Floystrup, Director District III

Stanley Newman, Director, District IV  
Jack Case, Director, District V  
Jean Faszholz, Director, District XII  
Robert Beach, Director, District XIV

EXCUSED:

Doug Hipsley, Director, District X  
Gery Yearout, Director, District XI  
Walt Braun, Director, District XIII

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Clayton Clark, Building Maintenance Manager; and Sharon Fees, Board Services Coordinator.

There were 24 additional mutual members present.

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

Approval of  
Minutes

Regular Meeting of the Board.....September 8, 2014  
Executive Session of the Board.....September 8, 2014  
Special Executive Session of the Board.....September 17, 2014

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

MEMBERS' FORUM:

Members' Forum

Michael Dougherty, 3118 Terra Granada Dr. #3: Mr. Dougherty made a presentation explaining his dissatisfaction with the items that his neighbors have displayed around the front entranceways to their manors and asked that they be compelled to remove the items.

PRESIDENT'S REPORT: Mr. Sanderson

President's  
Report

Golf Cart Registration: Mutual Presidents are exploring, with MOD, the possibility of having all golf carts registered. Interest in having this done is so that it can help with parking issues, vehicle charging issues, and ingress into Rossmoor.

TARRC: The Trust Agreement Review and Revision Committee has begun meeting again.

SECRETARY'S REPORT: Ms. Bank

Secretary's  
Report

Judy Bank offered that she can start publishing articles in the Rossmoor News recapping the goings on at Board meetings. Chuck Sanderson encouraged Bank to work with Communications Chairperson Gery Yearout in this endeavor.

TREASURER'S REPORT: Mr. Anton

Frank Anton reported that Third Walnut Creek Mutual is in solid financial health. Anton identified three Projects within TWCM that are financially weak. He is of the opinion that the Directors of two of these Projects have taken positive steps towards bolstering the Projects' financial health, while he still has concern for one Project.

The C-DARS program has over \$5 million dollars invested into it.

COMMITTEE REPORTS:

Committee  
Reports

BUDGET AND FINANCE: Mr. Anton

Budget and  
Finance

Frank Anton reported that coupon delinquencies went down from \$18,000 to \$15,000 from June to July. Third-Party Billing Delinquencies are now below \$100,000. This is thanks to the good work of Rick Chakoff, Tess Haskett, and their staff.

BUILDING MAINTENANCE: Mr. Sanderson for Mr. Braun

Building  
Maintenance

Chuck Sanderson reported on the following:

- 1) The Helsing Reserve Studies timetable has been established;
- 2) Clayton Clark provided a building rehab status and reported that there are no major schedule issues;
- 3) A Solar Energy Sub-Committee has been established with Jack Case as its lead; and
- 4) Electric Golf Cart energy usage is continuing to be evaluated in regards to building safety.

LANDSCAPE: Mrs. Faszholz

Landscape

Jean Faszholz announced that there will be a Landscape Meeting for all residents of Third Mutual on October 27. Lawn conversion options will be presented to the assembled group by Terra Landscape Vice President Cassidy Lundin.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing  
Documents

Policy 64, Power Sources for Electric Automobiles, is being revised.

Policy 39, Code of Conduct, continues to be reviewed.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case, Chair

Alteration Permit  
Review  
Committee

Jack Case reported that Alteration Applications are being routed more efficiently. Sharon Fees commended Case for his efforts on behalf of the Board and the residents of Third Mutual.

AUDIT COMMITTEE: Mr. Braun

Audit Committee

No report was given.

COMMUNICATIONS COMMITTEE: Mrs. Yearout

Communications  
Committee

No report was given.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency  
Preparedness

No report was given.

OLD BUSINESS

Old Business

There was no old business to discuss.

NEW BUSINESS

New Business

Lien: Jean Faszholtz moved and Bob Beach seconded to place liens on the following properties for arrears in excess of 45 days: File No. 03-026-068, File No. 03-031-006, and File No. 03-054-003. The motion passed unanimously.

IDR with group of residents from Rossmoor Pkwy, Entry 7: Residents Christopher Panton, Barbara Coffey, and Stuart Coffey of 3520 Rossmoor Pkwy, Entry 7, made a presentation to the assembled group explaining their displeasure with the paint colors their Project Director, Rob Rothway, chose for painting their building. They also expressed their dissatisfaction with the process by which the Director chose the paint colors.

After this presentation, Project 45 Director, Rob Rothway, made a presentation explaining the process he used to ultimately determine the paint colors for the buildings in Entry 7. Highlights of this process included the use of a resident subcommittee and a Color Selection Specialist provided by the paint company. Rothway accepted the subcommittee's recommendations after they performed their research and consulted with the Specialist.

Special Assessment: Judy Bank announced that after careful review of Project 32's finances that the Project's reserves are insufficient to pay for all the upcoming necessary capital improvements. A ballot has been sent out to the members of the Project. The eighteen homeowners of Project 32 have been asked to vote whether or not they want a \$13,500 Special Assessment levied in order to help finance the capital improvements. Ballots are due on October 17 and they will be opened at a Special Open meeting of the Project on October 21.

Bob Beach moved and Rob Rothway seconded to deny the request of some of the residents of Entry 7 to change the building paint colors. The motion passed unanimously.

Owner-Billable Confirmation Letter: Jack Case moved and Rob Rothway seconded to approve the Owner-Billable Confirmation Letter, to be distributed to owners who owe an unsecured debt to the Mutual as a result of third-party billing, as presented. The motion passed unanimously.

Synchrony Bank and EverBank: Frank Anton moved and Judy Bank seconded to approve the opening of accounts with Synchrony Bank and EverBank. The motion passed unanimously.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 10:53 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary  
Third Walnut Creek Mutual

