

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 8, 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, December 8, 2014.

Ms. Bank took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)	Stanley Newman, Director, District IV
Rob Rothway, Vice President (IX)	Jack Case, Director, District V
Frank Anton, Director District (VIII)	Walt Braun, Director, District XIII
Jean Faszholz, Director, District XII	Gery Yearout, Director, District XI
Ove Floystrup, Director District III	Robert Beach, Director, District XIV
	Judy Bank, Secretary (XV)

EXCUSED:

Doug Hipsley, Director, District X

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

There were eight 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.....November 10, 2014
Executive Session of the Board.....November 10, 2014

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

Members' Forum

MEMBERS' FORUM:

No presentations were made.

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. Paul Donner recommended that after a procedure is created by MOD for implementing the registration process, each Mutual will need to create and adopt a policy in order to make this a mandate for its membership.

P.A.C.E. Funding: Currently there is funding available as a loan against an individual's home in order to provide money for green upgrades for his home.

Insurance: Insurance costs are going to go down 24% below the originally projected budgeted amount. The 2015 insurance program report was submitted to the Directors.

TAARC: The Committee will meet this Friday. The Mutuals have hit an impasse about its philosophy on how to proceed with the re-write, therefore the endeavor may stay on hold indefinitely.

Infrared Detector: MOD purchased an infrared device that detects building infrastructure issues without breaking into building walls, thus finding problems early before they become very big

problems. If used effectively, this device has the potential of saving Mutuals substantial amounts of money.

SECRETARY'S REPORT: Ms. Bank

Secretary's Report

No report was given.

TREASURER'S REPORT: Mr. Anton

Treasurer's Report

Frank Anton reported that Third Walnut Creek Mutual is in solid financial health. Anton did identify Projects 40 and 44 as financially weak. Anton emphasized that neither current Director created the shortfalls that exist in the two Projects, but each is tasked with solving the matter.

Anton encouraged each Director to review the finances of the Projects and perhaps invest some of each Project's reserve funds into the C-DARS program if it is feasible to do so.

COMMITTEE REPORTS:

Committee Reports

BUDGET AND FINANCE: Mr. Anton

Budget and Finance

There exist two outstanding receivables, one from Project 39 and one from Project 45, with high balances which will be going to collections via Angius & Terry once all the necessary paperwork is submitted.

BUILDING MAINTENANCE: Mr. Braun

Building Maintenance

Walt Braun highlighted the following:

Braun has recast all of the Projects' Helsing Reports and are now available to the Directors.

Rob Rothway will be submitting a sub-committee report on policy review soon.

Jack Case and the Solar sub-committee continue their work on solar research.

LANDSCAPE: Mrs. Faszholz

Landscape

Jean Faszholz announced that no new bulbs will be planted this year. All irrigation systems are currently off for the rainy season.

Paul Donner announced that in preparation and during the impending rainstorm MOD crews will be on property clearing drains and removing felled limbs.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing Documents

Policy 64, Power Sources for Electric Automobiles, will be discussed later in the meeting.

Policy 56, Owner Maintained Gardens, will be discussed later in the meeting.

The ceding of community property, via alterations, is being evaluated.

Alteration Permit Review Committee

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case, Chair

Jack Case continues to endeavor to streamline and make the alteration approval process uber-efficient.

AUDIT COMMITTEE: Mr. Braun

Audit Committee

No report was given.

Gery Yearout presented a report to the Board outlining the various communications efforts that Third Mutual engages in. Some highlights include required mailings, rossmoor.com, the TWCM handbook, new resident orientations, open meetings, Project newsletters, and newspaper articles.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency
Preparedness

No report was given.

OLD BUSINESS

Old Business

Policy 64, Power Sources for Electric Vehicles: Judy Bank did extensive research concerning the safety of charging electric vehicles in the Mutual's garages and carports. Bank presented an amended version of this policy to the Board.

Bob Beach moved to accept this version of the Policy to be sent out to the membership for comment. Judy Bank seconded. The motion was withdrawn because after further discussion, it was decided that an all-encompassing policy needs to be created and distributed to the membership that addresses all matters electrical. It was also suggested to hold a town hall meeting for Mutual residents to explain the details and field questions regarding a comprehensive policy concerning electricity use and charging.

New Business

NEW BUSINESS

Motions to lien: There were no motions to lien.

Transfer of Funds: Frank Anton moved and Jean Faszholz seconded to transfer \$40,000 from Reserves to Operating for Project 40 which will be repaid back to Operating within 12 months. The motion passed unanimously.

Policy 56, Owner Maintained Gardens: Jean Faszholz moved and Rob Rothway seconded to approve the minor amendments to Policy 56 as presented in order to be sent to the membership for comment prior to formal adoption by the Board. The motion passed unanimously.

Policy 87, Establishment of Threshold Minimums of Working Capital and Reserve Funding for each Project: Frank Anton moved and Bob Beach seconded to create a policy that establishes required threshold minimums of working capital and reserve funding for each Project. The motion passed unanimously. Paul Donner noted that while MOD always makes similar recommendations at budget planning time, it has never been a requirement since MOD cannot dictate what financial choices Mutuals make. Donner concluded by saying that Anton's effort to make this a formal policy will now give MOD's recommendations support.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 10:45 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual

