

THIRD WALNUT CREEK MUTUAL

SPECIAL MEETING MINUTES OF THE BOARD
MONDAY, FEBRUARY 27, 2018 AT 3:00PM
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 3:00PM.

Roll Call

Directors Present:

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

Directors Absent: Claire Wolfe, Director District X

Also Present: Kelly Mattison, Board Services Coordinator; Melissa Ward, Esq., Hughes Gill Cochrane Tinetti.

Members' Forum

Residents were afforded the opportunity to express their general concerns and make comments. The topics discussed in members' forum were concerning the CC&Rs draft.

Article 6 of the CC&Rs

After members of the Board met with MOD staff Paul Donner and Clayton Clark to do a final review of Article 6 of the CC&Rs, the board discussed minor changes in wording for the following sections:

6.2.2 – Change title to “Balconies and Elevated Walkways” and in subsection (b) insert “saucers”

6.2.3 – Change “circuit breaker box” to “circuit breaker”

6.2.4 (c) and (d) – Carport Section for P50 and P55 to be clarified further by the District Director

6.2.7 (b) – Insert “saucers”

6.2.10 (a) – delete “front”

6.2.11 (b) – add “general upkeep and cleaning”, delete “maintenance....caulking”

6.2.11 (c) – to with P50 deeded garages, to be clarified further by the District Director

6.2.12 (a) - replace with “The projects shall not be responsible for HVAC systems or for any hoses or other components serving the units, except that the projects shall be responsible for making sure the end of the condensate line exiting into Common Area is clear, except for exits of the condensate lines located in Owner-Maintained gardens pursuant to Section 6.2.12 (b)”

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6.2.13 (b) – replace “maintaining” with “the cleaning and upkeep of...” add “through an alteration permit” to the second sentence.

6.2.14 – delete “and replacement”

6.2.14 (a) – Board wants to insure that the \$1,500 amount can be changed in the future if need by policy.

6.2.15 (a) – add “originally-installed”

6.2.15 (b) – change “maintenance” to “cleaning and upkeep”

6.2.17 – add “Unless originally installed”

6.2.18 (a) – add “installed by the Project”

6.2.18 (b) – add “or additionally installed smoke detectors” and “project installed”

6.3.3 – add “to all appliances, including...”

The following definition sections were also discussed:

1.31 – add “which may include”

1.33 – add “painting, cleaning, or coating of the exterior of structures; and resurfacing of decks, balconies, and elevated walkways”

A motion was made to post the most recent redline versions of the drafts of the Bylaws and CC&Rs pending the changes discussed today. Once the changes from today are completed by Melissa Ward it will go onto the Rossmoor website for no less than 30 days for members to view.

Moved, Seconded, Carried 11-0

Next Board Meeting

The next Regular Meeting of the Board will be held on Monday, March 12, 2018 at 9:00 a.m. in the Board Room at Gateway.

Adjournment

There being no further business, the Special Meeting of the Board was adjourned at 4:30 p.m.

Secretary's Certificate

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



Assistant Secretary

Third Walnut Creek Mutual