

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 14, 2014, 9:00 A.M.
BOARD ROOM, 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, July 14, 2014.

Ms. Bank took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)
Rob Rothway, Vice President (VIII)
Murray Teitel, Treasurer (VII)
Judy Bank, Secretary (XV)
Ove Floystrup, Director District III
Stanley Newman, Director District IV

Richard Bishop, Director District V
Doug Hipsley, Director, District X
Walt Braun, Director, District XIII
Robert Beach, Director, District XIV

EXCUSED:

Geri Yearout, Director, District XI
Jean Faszhholz, Director, District XII

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

There were thirty-four additional mutual members present.

Approval of
Minutes

APPROVAL OF MINUTES: Chuck Sanderson asked for any additions or corrections to the Minutes of the Special Meeting of the Board of June 9, 2014. With no corrections noted or made, the minutes to the following meetings stand approved:

Minutes from the Special Meeting of the Board, June 9, 2014

MEMBERS' FORUM:

Members' Forum

Duncan Carter, 4521 Terra Granada Dr. #2A: Mr. Carter informed that assembled group that each phase of Project 51 does not have its own set of CC&Rs.

Over nine homeowners of Projects 50 and 55 expressed their support of resident Alan Swanson to be appointed as the replacement Director for District VIII.

President's
Report

PRESIDENT'S REPORT: Mr. Sanderson

Trust Agreement: The TARR Committee is on hiatus for the summer.

Republic Services: The company of Republic Services took over Waste Management. There will be several changes implemented that will be in full effect as of March 1, 2015. Notifications regarding these changes will be published in future editions of the Rossmoor News.

Secretary's
Report

SECRETARY'S REPORT: Ms. Bank

No report was given.

TREASURER'S REPORT: Mr. Teitel and Mr. Anton

Treasurer's
Report

Frank Anton presented the delinquent assessments report. As of May 31, assessment delinquencies totaled \$23,600.

COMMITTEE REPORTS:

Committee
Reports

BUDGET AND FINANCE: Mr. Anton for Mr. Teitel

Budget and
Finance

No further report was given as there was no meeting this month.

BUILDING MAINTENANCE: Mr. Braun

Building
Maintenance

Walt Braun Building Maintenance Committee meeting minutes. Highlights of the issues that the Committee is currently tackling are the following:

- 1) Potentially overloaded electrical circuits in carports due to too many electric golf carts being charged at the same time, thus creating a fire hazard;
- 2) Cost-coding structure and working with MOD to implement requested changes; and
- 3) Helsing Audits are currently underway.

Landscape

LANDSCAPE:

Paul Donner reported that irrigating turf areas has been cut back by ten percent per EBMUD's request.

EBMUD will be making a presentation at the Presidents' Forum. Donner is organizing a water conservation fair where EBMUD will be distributing complimentary water saving kits to Rossmoor residents.

Governing
Documents

GOVERNING DOCUMENTS: Mr. Sanderson

The proposed harassment policy will go out to the membership later this week.

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

Policies involving investments and collections will be revisited also.

Alteration Permit
Review
Committee

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Bishop, Chair

Richard Bishop reported that the volume of Alteration Applications being submitted to Third Mutual is very high, but on the whole, they are being processed in a timely manner.

Audit Committee

AUDIT COMMITTEE:

No report was given.

Communications
Committee

COMMUNICATIONS COMMITTEE:

No report was given.

Emergency
Preparedness

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Doug Hipsley presented his report and announced that Third Mutual is co-sponsoring a fire safety seminar on August 26, at Fireside.

OLD BUSINESS

Old Business

There was no old business to discuss.

New Business

NEW BUSINESS

Motions to Lien: Murray Teitel moved and Rob Rothway seconded to hire Angius & Terry to assist with the collections of six owner-billable accounts totaling \$54,000 in Superior Court. This is estimated to cost approximately \$4,700, but this amount will be recoverable through the suit. The motion passed unanimously.

Murray Teitel moved and Rob Rothway seconded to process 23 owner-billable accounts through Small Claims Court totaling \$49,000. The cost of processing these is predicted to be nominal, but also recoverable. The motion passed unanimously.

Resignation of District VIII Director: Murray Teitel submitted his resignation as Director of District VIII, effective July 31, 2014. Chuck Sanderson moved and Rob Rothway seconded to accept Mr. Teitel's resignation. The motion passed with one abstention given by Ove Floystrup.

Replacement Director for District VIII: Murray Teitel nominated Frank Anton to be the replacement Director for District VIII. Rob Rothway nominated Alan Swanson.

After considerable discussion Walt Braun moved and Rob Rothway seconded that the Board would recess to Executive Session in order to interview each candidate privately in order to come to an informed decision on who should be nominated by the Board to be the replacement Director for District VIII. The motion passed by a vote of seven to three.

RECESS TO EXECUTIVE SESSION

Recess to
Executive
Session

The Board recessed to Executive Session for the purpose of interviewing candidates Anton and Swanson at 11:10 a.m. During this session, the Board of Directors interviewed candidate Anton and candidate Swanson, each separately.

RECONVENING OF REGULAR BOARD MEETING

Reconvening of
Regular Meeting

After interviewing both candidates Anton and Swanson, all attendees were invited back in to the room and the Board reconvened to the Regular Session of the Board at 11:12 a.m.

NEW BUSINESS

New Business

Election of replacement Director for District VII (Projects 50 and 55): Via secret ballot, the Board elected Frank Anton to be the replacement Director for District VIII by majority vote.

Resignation for District V Director: Richard Bishop submitted his resignation as District V Director, effective July 31, 2014. Rob Rothway moved and Bob Beach seconded to accept the resignation of Mr. Bishop as District V Director. Bishop recommended that the Board appoint Jack Case as his replacement.

Appointment of Replacement Director for District V: Richard Bishop moved and Rob Rothway seconded to appoint Jack Case as the replacement Director for District V. The motion passed unanimously.

Approval of Committee Matrix: Walt Braun moved and Doug Hipsley seconded to approve the Committee Matrix as presented with one correction that properly reflects Walt Braun as the Chairperson of the Audit Committee. The motion passed unanimously.

C-DARS Program: A motion was made, seconded, and unanimously approved to move forward with utilizing the C-DARS program in order to stay compliant with Third Mutual governing documents to have all monies insured by the backing of the Federal Government.

Doorbells: Bob Beach noted that he will be presenting the item of where the responsibility lies for maintaining doorbells to the Governing Documents Committee.

ADJOURNMENT

Having no further business the regular meeting adjourned at 11:34 a.m. to an Executive Session.

Adjournment



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual

