

**THIRD WALNUT CREEK MUTUAL  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, SEPTEMBER 17, 2018 AT 9:00AM  
CREEKSIDE CLUBROOM  
1010 STANLEY DOLLAR DRIVE  
WALNUT CREEK, CA 94595**

**AGENDA**

1. Call to Order..... Ms. Bank
  2. Roll Call ..... Ms. Bank
- |                                                 |                                            |
|-------------------------------------------------|--------------------------------------------|
| Judy Bank, President XV (2019)                  | Claire Wolfe, Director District XII (2020) |
| Gery Yearout, Vice President District XI (2021) | Matt Kaplan, Director District V (2019)    |
| Hillery Trippe, Treasurer District VII (2021)   | Vacant, Director District III (2020)       |
| Arlyss Rothman, Secretary District IX (2019)    | Kay Barthold, Director District XII (2020) |
| Christine Monsen, Director District XIV (2019)  | Toby Dicker, Director District VIII (2020) |
| Chuck Decker, Director District X (2021)        | Ron Mucovich, Director District IV (2020)  |
1. Members' Forum (3 minutes per speaker).....Ms. Rothman
  2. Appointment of James McFarland to Vacant Director Seat for District III.. Ms. Bank
  3. Approval of Minutes..... Ms. Bank
    - a. Ballot Count Meeting..... July 20, 2018
    - b. Executive Meeting..... July 20, 2018
    - c. Regular Meeting ..... August 13, 2018
    - d. Executive Meeting..... August 13, 2018
    - e. Member Meeting..... August 14, 2018
  4. President's Report.....Ms. Bank
  5. Secretary's Report.....Ms. Rothman
  6. Treasurer's Report.....Ms. Trippe
  7. Committee Reports.....Ms. Bank
    - a. Budget, Finance, and Audit.....Ms. Trippe
    - b. Building Maintenance.....Ms. Monsen
    - c. Landscaping .....Ms. Yearout
    - d. Governing Documents .....Ms. Bank
    - e. Alteration Permit Application Review.....Ms. Barthold
    - f. Communication.....Ms. Rothman
    - g. Emergency Preparedness.....Ms. Rothman
  8. New Business
    - a. Approval of P44 Transfer from Reserves to Operating.....Mr. Decker
    - b. Vote on Implementing District III Rehab Projects .....Ms. Bank
      1. Approval to Have Contract Developed and Implemented for P54 Painting at Buildings 1568 & 1502 Stanley Dollar
      2. Approval of Deck Coating Bids for P54 at Buildings 1568 & 1502 Stanley Dollar
      3. Approval of Painting Contract for P49 at Building 1606 Stanley Dollar
    - c. Vote on Project 39 Disengagement Agreement .....Ms. Bank
    - d. Discuss and Vote on Financial Issues.....Ms. Bank
    - e. Discuss and Vote on Recording Restated Governing Documents for Those Projects Approving Them by Supermajority .....Ms. Dicker/Bank
  9. Adjournment to Executive Session: if necessary for legal issues, contracts, disciplinary hearings, personnel issues, delinquencies, or foreclosures.

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**EXECUTIVE SESSION AGENDA**

- 1. Call to Order.....Ms. Bank
- 2. Owner Billable Dispute .....Ms. Bank
- 3. Contract Review for P49.....Ms. Bank
- 4. Request for Accommodation .....Ms. Yearout
- 5. Late Fee Waiver Request.....Mr. Mucovich
- 6. Legal Contract Review .....Ms. Trippe
- 7. Other Legal Matters.....Ms. Bank/Yearout
- 8. Legal Status Report.....Ms. Trippe
  - a. Account No. 16677
- 9. Adjournment.....Ms. Bank