

## MINUTES

### SECOND WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, MAY 16, 2019 AT 10:00 A.M. PEACOCK HALL – GATEWAY COMPLEX

President Sanford Skaggs called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 10:00 a.m. on Thursday, May 16, 2019 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Sanford Skaggs, President  
Frank Mansfield, Vice President  
Barbara El-Baroudi, Vice President  
Michael Stotter, Secretary  
Mark Fehlig, Treasurer

Absent: None

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Mark Marlatte, Building Maintenance Manager; and Anne Paone, Administrative Secretary.

There were 13 residents in attendance.

The consent calendar consisted of:

- a. Approval of Minutes: Regular Meeting Minutes – April 18, 2019  
Executive Session Minutes – April 18, 2019

*Mr. Mansfield moved to approve the minutes as presented. Ms. El-Baroudi seconded and the motion carried without dissent.*

### RESIDENTS' FORUM

The Resident Forum was held. Resident discussed occupancy and number of cars associated with a resident. Resident complained about noise from a remodel. Resident commended Rebecca for her landscaping work and inquired about landscaping near his patio. Resident inquired about Rossmoor's emergency plans. Resident inquired about stuck valves due to being painted closed.

### LANDSCAPING REPORT – Paul Donner/Michael Stotter

Mr. Stotter reported that composting is resuming. Rehab is complete. They have met with residents for upcoming rehab. Mr. Donner reported that basic Spring maintenance is going on and there are lots of weeds this year.

### BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Mgr.

Mr. Marlatte reported the following: Carpentry and Painting Maintenance-Carpentry Preventative Maintenance and Painting is on Running Springs Road; Roofing Program-

Reviewing final roofs for 2019; Bridge and Stair Replacements-None at this time; Deck Coating-Scheduling as required in Preventative Maintenance area and as needed; Appliance Replacements-Appliance replacement for the month of April was \$17,687.00; Roof and Gutter Cleaning-Please call the order desk for additional roofs or downspouts that need to be cleaned; Manor Lube-2019 manor lube program is underway (Pass the Gate, not Pro Grass); Paving and Seal Coat – Silicon Valley Paving underway for 2019; 1200 Canyonwood Ct.-Building movement – Ned Clyde Construction obtaining permits-need to stabilize building; 1333 Running Springs Rd – Column replacement work in underway.

Mr. Skaggs reported that approximately every 8 years building maintenance is done. SWCM is now paving a number of entries.

#### TREASURER'S REPORT – Rick Chakoff

Mr. Donner reported that the Mutual is \$40,107 better than budget for April. YTD, the Mutual is \$69,295 better than budget. The Mutual has \$300,000 cash in the operating fund. The Mutual has \$3.9 million in the reserve fund. The Mutual is under budget in water, but that can change in warmer months.

Mr. Fehlig reported that in April, there were 9 resales with a median price of \$460,000. YTD, there have been 36 resales with a median price of \$407,500.

#### PRESIDENT'S REPORT

No report.

#### RECYCLE

Mr. Fehlig reported that the program is moving along. Green organic carts have been distributed throughout Rossmoor. Some entries didn't get the organics cart. They are working on taking care of that. The Mutual is saving money by doing this.

Mr. Fehlig reported that the committee reviewed the records for the months of March and April, as required by section 5500 of the Civil Code, and found nothing that requires the attention of the Board.

*Mr. Fehlig moved to ratify the committee's review and direct the secretary to reflect that in the minutes of the meeting. Ms. El-Baroudi seconded and the motion carried without dissent.*

#### EV CHARGING

Mr. Fehlig reported residents have signed up to use Mutual electricity. Mr. Skaggs reported residents can go to Rossmoor.com to find various categories, including items under miscellaneous. The application for use of electricity to charge vehicles can be found there.

#### UNFINISHED BUSINESS

None

None

ANNOUNCEMENTS

Mr. Skaggs announced the following meetings:

Second Mutual Regular Monthly Meeting – Thursday, June 20, 2019  
10:00 a.m. Peacock Hall – Gateway Complex

GRF Regular Board Meeting – Thursday, May 30, 2019 at 9:00 a.m.  
Peacock Hall – Gateway complex

ADJOURNMENT

Having no further business, Mr. Skaggs adjourned the meeting at 10:45 a.m.



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Anne Paone, Assistant Secretary  
Second Walnut Creek Mutual

\*\*The Board of Directors met in executive session on March 21, 2019 at 11:15 in the small conference room in the Board office to discuss the following:

1. Member Matters: Termination of Membership
2. Contract – Acoustical Testing

Having no further business, the executive session adjourned at 12:30 p.m.

\*\*The Board of Directors met in executive session on April 18, 2019 at 11:12 in the small conference room in the Board office to discuss the following:

1. Member Matters: carport storage, insurance matter, request to waive late fee

Having no further business, the executive session adjourned at 11:46 a.m.