

MINUTES
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 11, 2015 AT 2:00 P.M.
FIRESIDE 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, May 11, 2015.

Ms. Bank took the roll call.

PRESENT:

Charles Sanderson, President (VII)	Jack Case, Director, District V
Rob Rothway, Vice President (IX)	John McDonnell, Director, District X
Frank Anton, Treasurer (VIII)	Gery Yearout, Director, District XI
Judy Bank, Secretary (XV)	Jean Faszholz, Director, District XII
Stanley Newman, Director, District IV	Walt Braun, Director, District XIII
	Mike Fleck, Director, District XIV

EXCUSED:

Ove Floystrup, Director District III

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

There were ninety-seven additional mutual members present.

APPROVAL OF MINUTES: Chuck Sanderson asked for any additions or corrections to the following set of meeting minutes:

Regular Meeting of the Board.....April 13, 2015

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

MEMBERS' FORUM:

Members were afforded the opportunity to express their views on Mutual matters. Over 20 members shared their comments. Most comments were in regards to the proposed policy amendments that were voted upon later in the meeting. Residents were particularly vocal, for and against, the proposed policy amendments to Policy 64, Power Sources for Electric Automobiles. Judy Bank wrote the proposed policy

amendments due to her discovery and concerns about overloaded electrical systems in carports. Building Maintenance Manager Clayton Clark and hired electrician, Paolo De Souza, provided additional information about the potential fire hazard that exists in some carports as a result of overloaded circuits.

PRESIDENT'S REPORT: Mr. Sanderson

Highlights of the Presidents' Forum include:

Golf Cart Registration and Tracking: Mutuels may begin having their residents' golf carts registered. Paul Donner stated that this would be a function of Member Services, but Mutuels must first establish a policy regarding required golf cart registration for its members.

TARRC: Several Mutuels, for various reasons, voted down the restated Trust Agreement as presented by TARRC.

SECRETARY'S REPORT: Ms. Bank

No report was given.

TREASURER'S REPORT: Mr. Anton

No report was given.

COMMITTEE REPORTS:

BUDGET AND FINANCE: Mr. Anton

Frank Anton announced that he has reviewed the latest financial statements for all 24 Projects and reported that all are in sound financial order.

BUILDING MAINTENANCE: Mr. Braun

Walt Braun stated that his prepared report was distributed to the Board. Braun fielded Board Director questions concerning the report.

He announced that there is a Reserve Study meeting for Board Directors tomorrow, May 12.

The Building Maintenance Committee is currently reviewing the matter of electrical load in units and carports.

LANDSCAPE: Mrs. Faszholz

Jean Faszholz reported that lawn conversions continue to take place throughout the Mutual and that most residents are pleased with the outcomes.

GOVERNING DOCUMENTS: Mr. Sanderson

Chuck Sanderson reported that Policy 48, Maintenance and Repair Information and Policy 51, Owner-Initiated Alterations, General Information, will be reviewed by the Committee.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case, Chair

No report was given.

AUDIT COMMITTEE: Mr. Braun

No report was given.

COMMUNICATIONS COMMITTEE:

No report was given.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

No report was given.

NEW BUSINESS

Motions to lien: There were no motions to lien.

New Bank Account: Walt Braun moved and Frank Anton seconded to authorize Third Walnut Creek Mutual to open an account with Farmers and Merchants Bank for Project 38. The motion passed unanimously.

Motions to Accept Director Resignations:

A motion was made and seconded to accept the resignation of Frank Anton, District VIII Director, effective at the end of this Board Meeting. The motion was unanimously accepted.

A motion was made and seconded to accept the resignation, effective July 1, of Stan Newman, District IV Director. The motion was unanimously accepted.

A motion was made and seconded to accept the resignation, effective immediately, of Ove Floystrup, District III Director. The motion was unanimously accepted.

Appointment of Replacement Directors:

A motion was made and seconded to appoint Toby Dicker as the Replacement Director of District VIII. The motion was unanimously approved.

A motion was made and seconded to appoint Jane Norbeck as the Replacement Director of District IV effective July 1. The motion was unanimously approved.

Vote for Replacement Director of District III: By secret ballot the Board of Directors, by majority vote, elected Kathy Poling to be the replacement Director for District III.

Motion to appoint new Board Treasurer: A motion was made and seconded to appoint John McDonnell as the new Board Treasurer for Third Walnut Creek Mutual. The motion carried unanimously.

Motion to appoint Inspector of Elections for Board Director Election: A motion was made and seconded to appoint Dr. John Reppart, of Mutual 48, to be the Inspector of Elections in the matter of the Board Election for District VII. The motion was unanimously approved.

OLD BUSINESS

Approval of Policy Amendments:

A motion was made and seconded to adopt the amendments to Policy 16, Fiscal Policy, as presented. The motion carried without dissent.

A motion was made and seconded to adopt the amendments to Policy 45, Assessments Due Date, Delinquent Payments, and referral for Collection, as presented. The motion carried without dissent.

A motion was made and seconded to adopt the amendments to Policy 56, Owner-Initiated Alterations: Owner-Maintained Gardens, as presented. The motion carried without dissent.

A motion was made and seconded to adopt the amendments to Policy 58, Owner-Initiated Alterations: Walkways, as presented. The motion carried without dissent.

A motion was made and seconded to adopt the amendments to Policy 60, Restrictions on Uses of Decks, Patios, and Roofs, as presented. The motion carried by majority vote with one dissention.

A motion was made and seconded to send Policy 64, Power Sources for Electrical Automobiles, back to committee for further review and revision. The motion passed by majority vote with dissenting votes submitted by Judy Bank and Frank Anton.

A motion was made and seconded to adopt the amendments to Policy 89, Minimum Threshold Levels of Operating Funds and Reserve Funds to be Maintained by Projects, as presented. The motion carried without dissent.

ADJOURNMENT

Having no further business the regular meeting recessed at 3:57 p.m.

Sharon Fees

Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual