

M I N U T E S  
THIRD WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JANUARY 13, 2014  
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, January 13, 2014.

Mrs. Martin took the roll call.

Attendance

PRESENT:

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

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

EXCUSED:

Jean Faszholz, Director, District XII

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

Approval of  
Minutes

APPROVAL OF MINUTES: Chuck Sanderson asked for any additions or corrections to the Minutes of the Regular Meeting of December 9, 2013 and the Minutes of the Executive Session of December 9, 2013. With no corrections noted and made, the minutes to the following meetings stand approved:

Minutes from the Regular Meeting of the Board, December 9, 2013  
Minutes from the Executive Session of the Board, December 9, 2013

Members' Forum

MEMBERS' FORUM:

Diane Guilfoy, 1434 Stanley Dollar Dr.: Ms. Guilfoy commented that TWCM should take a serious look at plantings and lawn areas that use a lot of water in the effort to save the precious resource. Much discussion ensued on this topic. The consensus of the board was that changing landscaping in order to save water should be approached on a valley-wide basis in order to maintain a more uniform look from mutual to mutual and from entry to entry. Paul Donner commented that some Mutuals have made some inroads in this area and agreed that if the water situation worsens, a valley-wide approach could be taken. Donner also noted that the valley implemented the use of the ET controllers for the last few years and Rich Perona is very mindful of having draught tolerant plantings installed.

Fred Barnes, 649 Terra California Dr.: Mr. Barnes presented a petition from homeowners of Project 40 requesting that a meeting be called for Project 40 homeowners to discuss and begin the process of disengagement from Third Walnut Creek Mutual.

PRESIDENT'S REPORT: Mr. Sanderson

President's  
Report

Chuck Sanderson reported on the following items from the latest Presidents' Forum and other happenings in Rossmoor:

Fire on Saklan Indian: A fire that destroyed a few carports and a couple of manors took place in Project 39 at 2608 Saklan Indian Dr. yesterday evening.

Non-smoking Ordinance: The City of Walnut Creek Second-hand Smoke Ordinance did pass and will go into effect for multi-unit housing on January 31, 2014. Rossmoor homeowners have been notified

by, in writing, via the budget mailer and signage will be placed at the entrance of each entry driveway.

February 5 Legal Seminar: Angius & Terry will host and present a legal seminar on Wednesday, February 5, 2014 for all Mutual Directors and appropriate staff.

Trust Agreement: The Mutuals are still reviewing the restated trust agreement and are seeking advice from their hired attorney.

Event Center: The Event Center Grand Opening was a huge success.

SECRETARY'S REPORT: Mr. Martin, Secretary

Secretary's  
Report

No report was given.

TREASURER'S REPORT: Mr. Teitel

Treasurer's  
Report

Murray Teitel reported that he and the Finance Committee reviewed the November 30, 2013 financials for all 24 projects and compared the operating budget with the actual expenditures along with the reserve budget, and found the financials to be in order.

Teitel introduced resident and retired CPA, Alan Swanson. Murray Teitel moved and Richard Bishop seconded to replace Theresa Burton, who wished to step down, with Alan Swanson as acting Assistant Treasurer for Third Walnut Creek Mutual. The motion passed unanimously.

COMMITTEE REPORTS:

Committee  
Reports

BUDGET AND FINANCE: Mr. Teitel

Budget and  
Finance

Coupon delinquencies continue to trend downward. Total delinquent accounts, as of November 30, 2013, amounts to \$14,372 which represents 64 homeowners. None are currently in collections.

Third Party Billing accounts receivable currently has a balance of \$137,414. The original balance was around \$200,000.

Bob Beach moved and Jean Faszhholz seconded to send a letter to all Third Mutual debtors who owe less than \$5,000 and who are over 90 days late, from the Mutual's Treasurer, stating that s/he is in jeopardy of being sent to Small Claims Court. The motion passed unanimously.

BUILDING MAINTENANCE: Mr. Rothway, Chair

Building  
Maintenance

No report was given.

LANDSCAPE: Mrs. Faszhholz, Chair

Landscape

No report was given.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing  
Documents

The slab on grade issue is still being reviewed in regards to homeowner upgrades. The Harassment policy was approved by the board and will go out to the membership for comment once other impending policies get approved.

Alteration Permit  
Review  
Committee

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Bishop, Chair

No report was given.

AUDIT COMMITTEE: Mr. Teitel, Chair

Audit Committee

The auditors are currently on campus performing the audit.

COMMUNICATIONS COMMITTEE: Mr. Martin, Chair

Communications  
Committee

The website continues to experience regular visitor traffic, the majority of which is from the United States.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency  
Preparedness

Doug Hipsley presented his report. Several entries are still in need of an Entry Coordinator. The full report is attached.

AD HOC TRUST COMMITTEE: Mr. Rothway, Chair

Ad Hoc Trust  
Committee

No report was given.

OLD BUSINESS

Old Business

USPS CBUs: No update has been given.

Website Transition: It was decided to look further into Moxxy Marketing for Third Mutual's website.

NEW BUSINESS

New Business

Communications with Golf Advisory Committee: Doug Hipsley is going to approach the Golf Advisory Committee, again, to urge them that the Committee should install a net in order to prevent errant golf balls from damaging Mutual property and prevent possible bodily injury.

The Board asked President Chuck Sanderson to support Hipsley by way of letter to the Golf Advisory Committee stating that the net should be installed.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 9:55 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary  
Third Walnut Creek Mutual

