

M I N U T E S  
THIRD WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, NOVEMBER 10, 2014 AT 9:00 A.M.  
BOARD 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, November 10, 2014.

Ms. Bank took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)	Stanley Newman, Director, District IV
Rob Rothway, Vice President (IX)	Jack Case, Director, District V
Frank Anton, Director District (VIII)	Doug Hipsley, Director, District X
Jean Faszholz, Director, District XII	Gery Yearout, Director, District XI
Ove Floystrup, Director District III	Robert Beach, Director, District XIV
	Judy Bank, Secretary (XV)

EXCUSED:

Walt Braun, Director, District XIII

Mutual Operations staff was represented by Sharon Fees, Board Services Coordinator.

There were nine additional mutual members present.

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

Regular Meeting of the Board.....	October 13, 2014
Executive Session of the Board.....	October 13, 2014
Special Executive Session of the Board—Budget Meeting.....	October 22, 2014

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

MEMBERS' FORUM:

Members' Forum

No presentations were made.

PRESIDENT'S REPORT: Mr. Sanderson

President's Report

Golf Cart Registration: Mutual Presidents are exploring, with MOD, the possibility of having all golf carts registered. Interest in having this done is so that it can help with parking issues, vehicle charging issues, and ingress into Rossmoor.

P.A.C.E. Funding: Currently there is funding available as a loan against an individual's home in order to provide money for green upgrades for his home.

Earthquake Insurance: CEA (California Earthquake Authority) has new options for consumers to purchase earthquake insurance.

Project 44 Golf Net: Residents from Project 44 have sent a letter to GRF stating that as much as they want a golf net, they do not want Project 44 to pay for it as they are of the opinion that since it is a golf course issue, it should be paid by the golf course. To date, GRF has only agreed to a cost-sharing solution.

Infrared Detector: MOD is considering the purchase of a device that detects building infrastructure issues without breaking into building walls, thus finding problems early before they become very big

problems. If used effectively, this device has the potential of saving Mutuals substantial amounts of money.

SECRETARY'S REPORT: Ms. Bank

No report was given.

Secretary's  
Report

TREASURER'S REPORT: Mr. Anton

Frank Anton reported that Third Walnut Creek Mutual is in solid financial health. Anton did identify Projects 40 and 44 as financially weak. Anton emphasized that neither current Director created the shortfalls that exist in the two Projects, but each is tasked with solving the matter.

Treasurer's  
Report

The C-DARS program has \$4.6 million dollars invested into it.

Project consolidation is currently being reviewed by a sub-committee of the Budget and Finance Committee.

COMMITTEE REPORTS:

BUDGET AND FINANCE: Mr. Anton

Frank Anton reported that coupon delinquencies went down about \$4,000. Third-Party Billing Delinquencies are now about \$106,000.

Committee  
Reports

Budget and  
Finance

BUILDING MAINTENANCE: Mrs. Yearout for Mr. Braun

Mrs. Yearout presented a brief summary of the report in Mr. Braun's stead.

Building  
Maintenance

LANDSCAPE: Mrs. Faszholz

Jean Faszholz announced that the Landscape Meeting of October 27 went very well and had over 80 attendees. Lawn conversion options were presented to the assembled group by Terra Landscape Vice President Cassidy Lundin. Another Mutual-wide landscape meeting is being planned for spring 2015.

Landscape

GOVERNING DOCUMENTS: Mr. Sanderson

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

Policy 39, Code of Conduct, continues to be reviewed.

The ceding of community property, via alterations, is being evaluated.

Governing  
Documents

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case, Chair

Judy Bank reported that an alteration in her area got approved without her permission. Her disapproval was somehow circumvented. Jack Case will investigate the matter.

Alteration Permit  
Review  
Committee

AUDIT COMMITTEE: Mr. Braun

No report was given.

Audit Committee

COMMUNICATIONS COMMITTEE: Mrs. Yearout

No report was given.

Communications  
Committee

No report was given.

OLD BUSINESS

Old Business

There was no old business to discuss.

NEW BUSINESS

New Business

Motions to lien: There were no motions to lien.

Transfer of Funds: Frank Anton moved and Jean Faszholz seconded to transfer \$25,000 from Operating to Reserves for Project 50. The motion passed unanimously.

Transfer of Funds: Frank Anton moved and Jean Faszholz seconded to transfer \$25,000 from Operating to Reserves for Project 55. The motion passed unanimously.

Transfer of Funds: Frank Anton moved and Rob Rothway seconded to transfer \$6,869 from Operating to Reserves for Project 37. The motion passed unanimously.

Policy 64, Power Sources for Electric Vehicles: Judy Bank did extensive research concerning the safety of charging electric vehicles in the Mutual's garages and carports. This policy will be discussed at the December meeting.

Policy 45, Assessments Due Date, Delinquent Payments, and Referral for Collection: This policy will be discussed at a future meeting.

Acceptance of Director Resignation: Jack Case moved and Judy Bank seconded to accept the resignation of Director Bob Beach effective December 31, 2014. The motion passed unanimously.

Bob Beach introduced to residents who expressed interest in being his replacement; Mike Fleck and David Bonde.

\*\*\*After a brief introduction the Board recessed to Executive Session at 10:30 a.m. in order to interview each candidate privately.\*\*\*

The Board reconvened the Open Session at 11:10 a.m. in order to conclude the regular meeting.

Election of Replacement Candidate: Via secret ballot, Mike Fleck was elected by majority vote to be the replacement Director for District XIV.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 10:25 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary  
Third Walnut Creek Mutual

