

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, MARCH 10, 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, March 10, 2014.

Ms. Fees took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)
Rob Rothway, Vice President (VIII)
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
Jean Faszholz, Director, District XII
Walt Braun, Director, District XIII

EXCUSED:

Robert Beach, Director, District XIV
Murray Teitel, Treasurer (VII)

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, GRF Chief Financial Officer; 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 February 10, 2014 and the Minutes of the Executive Session of February 10, 2014. With no corrections noted and made, the minutes to the following meetings stand approved:

Minutes from the Regular Meeting of the Board, February 10, 2014
Minutes from the Executive Session of the Board, February 10, 2014

MEMBERS' FORUM:

Members' Forum

Marilyn Wilson, 2643 Saklan Indian Dr. #1.: Ms. Wilson expressed her frustrations and concerns about the length of time that it has been taking for her alteration application to install solar panels on the roof of her building to get approved.

Donny Pettibone, 3064 Rossmoor Parkway: Mr. Pettibone expressed his concerns about the errant golf balls that careen into the Mutual and destroy property. He is especially concerned for personal safety and feels that GRF should put up safety netting in order to prevent the ongoing property damage and to prevent any potential personal injury. He feels that this would be a relatively easy solution to the problem.

PRESIDENT'S REPORT: Mr. Sanderson

President's
Report

Resignation of Theresa Burton: Chuck Sanderson read the letter of resignation from Theresa Burton as Assistant Treasurer of TWCM. He expressed his gratitude for her many years of service.

New City Ordinance: A new ordinance adopted by the City of Walnut Creek requires that low-flow faucets be installed when certain permitted, home renovations take place. MOD is aware of this new requirement.

Project 40 Disengagement: The vote did not pass and Project 40 is still a part of Third Walnut Creek Mutual.

Trust Agreement: The Mutuals are still reviewing the restated trust agreement, especially the aspect of unanimous approval for any amendments to the Trust Agreement to be adopted.

GRF Finance Committee Meeting: Much discussion took place concerning the costs of rehabilitating the tennis courts.

SECRETARY'S REPORT: Mr. Martin, Secretary

Secretary's
Report

No report was given.

TREASURER'S REPORT: Mr. Sanderson and Mr. Swanson for Mr. Teitel

Treasurer's
Report

Chuck Sanderson reported that he and the Finance Committee reviewed the January 31, 2014 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.

Swanson reported that he and others on the Committee are reviewing the Mutual's current relationship with Mechanic's Bank and which reports the Accounting Department currently issues to the Mutual and how useful they actually are.

Committee
Reports

COMMITTEE REPORTS:

BUDGET AND FINANCE: Mr. Sanderson and Mr. Swanson for Mr. Teitel

Budget and
Finance

Total delinquent accounts, as of January 31, 2014, amounts to \$13,306 which represents 82 homeowners. None are currently in collections.

Third Party Billing accounts as of January 31, 2014 had a balance of \$138,919. The original balance was around \$200,000.

BUILDING MAINTENANCE: Mr. Rothway, Chair

Building
Maintenance

No report was given.

LANDSCAPE: Mrs. Faszholz, Chair

Landscape

Jean Faszholz reported that the Committee is currently evaluating the utilization of draught-resistant plants.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing
Documents

The Committee did not meet this month and therefore was no report given.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Bishop, Chair

Alteration Permit
Review
Committee

No report was given.

AUDIT COMMITTEE: Mr. Sanderson for Mr. Teitel, Chair

Audit Committee

No report was given.

COMMUNICATIONS COMMITTEE: Mr. Martin, Chair

Communications
Committee

The website continues to experience consistent usage.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency
Preparedness

Doug Hipsley reported that the Committee held a successful, albeit lightly attended, seminar for training Entry Coordinators. He commended his Co-Chairman, Mark Forette, for all his efforts.

AD HOC TRUST COMMITTEE: Mr. Rothway, Chair

Ad Hoc Trust
Committee

No report was given.

OLD BUSINESS

Old Business

Damage to Mutual property (Projects 42 and 44) as a result of errant golf balls: Doug Hipsley provided a history and update on his endeavor to compel GRF to install a golf ball safety net to prevent property damage and personal injuries within Projects 42 and 44.

Doug Hipsley moved and Stan Newman seconded that all physical damage made to Projects 44 be billed to Golf Course Operations. After much discussion, the motion was withdrawn.

NEW BUSINESS

New Business

There was no new business to discuss.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 9:50 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual

