

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, APRIL 14, 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, April 14, 2014.

Mr. Rothway took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)	Doug Hipsley, Director, District X
Rob Rothway, Vice President (VIII)	Steve Zahn, Director, District XI
Murray Teitel, Treasurer (VII)	Jean Faszholz, Director, District XII
Ove Floystrup, Director District III	Walt Braun, Director, District XIII
Stanley Newman, Director District IV	Judy Bank, Director District XV
Richard Bishop, Director District V	

EXCUSED:

Robert Beach, Director, District XIV

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, GRF Chief Financial Officer; and Sharon Fees, Board Services Coordinator.

There were seven additional mutual members present.

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, March 10, 2014
Minutes from the Executive Session of the Board, March 10, 2014

MEMBERS' FORUM:

Members' Forum

Duncan Carter, 4521 Terra Granada Dr. #2A.: Mr. Carter asked if there is an itemized written corporate policy on building maintenance maintaining building integrity. Rob Rothway responded that the Mutual currently does not have one.

Margo Bystrom, 711 Terra California Dr. #2: Ms. Bystrom expressed her concerns about an alteration application she submitted to the Mutual for modifying the common area to include a ramped walkway to her manor. She would like to get this application approved.

Hal Boex, 1125 Avenida Sevilla #1B: Mr. Boex expressed that he takes issue with the violation letter that he received from the Mutual pointing out that his car parked in his carport is violating policy.

President's
Report

PRESIDENT'S REPORT: Mr. Sanderson

Bonus Program: Chuck Sanderson reported that the majority of the Mutual Presidents are unhappy with the current structure of the management bonus program.

Relational Database: This matter was discussed amongst the Presidents.

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. The Mutual Presidents are utilizing the services of the outside attorneys in this effort.

WCPD: The WCPD made an interesting and informative presentation concerning their activities and presence in Rossmoor.

SECRETARY'S REPORT: Mr. Rothway

Secretary's
Report

No report was given.

TREASURER'S REPORT: Mr. Teitel

Treasurer's
Report

Murray Teitel presented the monthly financial report, in a new summary format. Also presented as a combined delinquent assessments and delinquent accounts receivable report, per Project. As of March 31, assessment delinquencies totaled \$30,993 and accounts receivable delinquencies totaled \$141,881.

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

Referring to the memorandum from Paul Donner (attached) concerning a potential relational database, Rob Rothway noted that the Building Committee will work with the Landscape Committee to come up with a Request For Proposal (RFP). Rothway is hopeful that Jenark will be able to accommodate what the Mutual is looking for.

LANDSCAPE: Mrs. Faszholtz, Chair

Landscape

Jean Faszholtz noted that the azaleas and the California poppies are doing very well this year.

Rob Rothway that the Landscape Committee start researching and develop a drought plan for Third Mutual. Rothway also suggested that the Governing Documents Committee consider developing a water-usage policy.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing
Documents

The proposed harassment policy will go out to the membership in the near future.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Bishop, Chair

Alteration Permit
Review
Committee

Richard Bishop reminded the assembled group that contractors must furnish evidence of their current insurance when they submit applications on behalf of homeowners. Bishop also reported that alteration application submittals have been brisk. Paul Donner confirmed the multitude of alteration application requests and reported that staffer Rosalie O'Neill has moved from Member Services to MOD in order to mainly assist Leslie Lucas with the running of the Alterations Department.

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

Audit Committee

The complete audit is complete and available at the Mutuals' Board Office.

COMMUNICATIONS COMMITTEE: Mr. Rothway

Communications
Committee

Sharon Fees reported that the next New Residents' Orientation will take place on April 23 in the Las Trampas Room at Hillside.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency
Preparedness

No report was given.

OLD BUSINESS

Old Business

Website: Chuck Sanderson moved and Rob Rothway seconded for the Board of Directors to uphold their previous decision made at the January meeting to disband Third Mutual's website and just take advantage of the webpage provided for Third Mutual on rossmoor.com. The motion passed unanimously.

Safety Net on Golf Course: Doug Hipsley reported that the issue of installing a safety net along the golf course along Project 44 has yet to be resolved. A meeting this afternoon is scheduled in order to resolve this matter.

New Business

NEW BUSINESS

Resignation of Asst. Treasurer: Murray Teitel moved and Richard Bishop seconded to accept the resignation of Assistant Treasurer, Alan Swanson. The motion passed unanimously.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 10:15 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual

