

TWCM Regular Meeting Minutes from 9/17/2018

Club Room at Creekside

The meeting was called to order at 9:05 am.

All 11 current directors were present:

Judy Bank, President XV (2019)

Gery Yearout, Vice President District XI (2018)

Hillery Trippe, Treasurer District VII (2018)

Arylss Rothman, Secretary District IX (2019)

Toby Dicker, Director District VIII (2020)

Christine Monsen, Director District XIV (2019)

Claire Wolfe, Director District XII (2020)

Matt Kaplan, Director District V (2019)

Ron Mucovich, Director District IV (2020)

Kay Barthold, Director District XIII (2020)

Chuck Decker, Director District X (2021)

During the members' forum many topics were brought up including the CC&R process and landscape contracts.

A motion was made by C. Monson and seconded by G. Yearout to seat a new director for District III (Projects 49 & 54). James McFarland was appointed to the Directorship by unanimous vote.

The minutes from the July 20 Ballot count meeting, the July 20 Executive session that followed, The August 13 Regular meeting, the August 13 Executive meeting and the August 14 Member meeting were all approved by an 11 to 0 vote, with Mr. McFarland abstaining.

The President's Report: President Bank reported a discussion of the need for contractor rules to be clarified. There are constant turnovers in the Mutual, and many alterations are needed. It was also announced that there is a pilot program between First Mutual and a Veterans' hauling service available for their residents to haul away large items.

Building Maintenance: Director Monsen reported that Directors need to budget for the external condensate lines to be cleared upon rehab of units. The Welcome company is available to do dryer vent cleaning for a fee of \$75 per unit.

Landscaping: Director Yearout reported that a new landscaping contract has been developed regarding the scope of work. The contract is asking for organic materials to be 20% higher than currently being used. It is expected that the costs will be higher for this 5-year contract. The cost of water will also continue to climb. Rebecca Pollon has announced that the plant replacement activities will continue through January 1, 2019.

The Emergency Preparedness committee announced that they will be giving 4 "Mini-lectures" on Saturday at The Emergency Preparedness Fair in the Diablo Room at Hillside from 9-1:30. The talks will be on the "Use of Oxygen in a disaster", "Safe Water to drink in a disaster", "FEMA's Financial First Aid Kit", and "Setting up a neighborhood Cache for supplies".

New Business:

A motion was made to approve the movement of \$20,000 of Project 44's Reserve funds to Operating as a loan. It was approved unanimously.

The vote on District III's rehab of units was deferred as District III now has a Director to approve the funds.

The vote on Project 39's disengagement Agreement was also deferred as the most recent changes had not been included. To minimize delay for Project 39, a motion was made to authorize the Disengagement Committee to finalize and accept the document with the P39 representatives outside of open session. Should there be any impasse the item will come back to the Board for discussion and decisions, the motion passed with 11 Yes and 1 No (Trippe).

A motion was made to move the discussion of multi-phase Project accounting practices to Executive Session and the vote was 6 Yes (Kaplan, Decker, Monsen, Trippe, Rothman, and Yearout), 3 No (Dicker, Wolfe, and Bank) and 3 Abstentions (Mucovich, Barthold, and McFarland). President Bank asked if anyone wanted to change their vote to reach majority. Director Barthold changed her vote to Yes from Abstention to result in 7 Yes, 3 No and 2 Abstentions and the topic was moved to executive session.

A motion was made to allow the 5 Projects (26, 32, 44, 50-B and 64) who approved the CC&Rs by 75% or greater to proceed to recordation of the document. This will require some modifications to the current document to reflect only those 5 Projects. The Board voted 8 Yes (Mucovich, Dicker, Decker, Monsen, Rothman, Trippe, Yearout and Bank), 3 No (Barthold, Kaplan, and Wolfe) and 1 Abstention (McFarland) to authorize Melissa Ward to proceed with recordation of the CC&Rs for the 5 Projects.

The Meeting was adjourned at 11:30 AM

Respectfully Submitted by:

Arlyss Rothman, Third Walnut Creek Mutual Secretary