

M I N U T E S
THIRD WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 8, 2014, 9:00 A.M.
PEACOCK HALL, 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, September 8, 2014.

Ms. Bank took the roll call.

Attendance

PRESENT:

Charles Sanderson, President (VII)
Rob Rothway, Vice President (VIII)
Frank Anton, Director District (VII)
Judy Bank, Secretary (XV)
Walt Braun, Director, District XIII
Stanley Newman, Director District IV

Richard Bishop, Director District V
Doug Hipsley, Director, District X
Geri Yearout, Director, District XI
Jean Faszholz, Director, District XII
Robert Beach, Director, District XIV

EXCUSED:

Ove Floystrup, Director District III

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, GRF Chief Financial Officer; Tess Haskett, Assistant Controller; Clayton Clark, Building Maintenance Manager; Nancy Coxwell, Counseling Services Supervisor; and Sharon Fees, Board Services Coordinator.

There were 31 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.....July 14, 2014
Executive Session of the Board.....July 14, 2014

Regular Meeting of the Board.....August 11, 2014
Executive Session of the Board.....August 11, 2014

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

MEMBERS' FORUM:

Members' Forum

Mutual Members were afforded the opportunity to ask questions and offer comments to the Board of Directors. Most notably, many of those who chose to speak expressed dissatisfaction with the proposed Policy 39 Code of Conduct, while a few were in favor of the proposed policy.

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.

Parking: Parking is a constant source of concern within all the Mutuals.

Insurance: Arthur J. Gallagher & Co. made its annual presentation to the Mutual Presidents.

Insurance is expected to go up by five percent for 2015.

SECRETARY'S REPORT: Ms. Bank

Secretary's
Report

No report was given.

TREASURER'S REPORT: Mr. Anton

Treasurer's
Report

Frank Anton reported that Third Walnut Creek Mutual is in solid financial health. The C-DARS program has rolled out for the Mutual and ten of the twelve eligible Projects have signed on to participate in the program.

COMMITTEE REPORTS:

Committee
Reports

BUDGET AND FINANCE: Mr. Anton

Budget and
Finance

Frank Anton reported that coupon delinquencies went down from \$18,000 to \$15,000 from June to July. Through an organized effort between the Mutual and MOD, over \$65,000 was collected in Third-Party Billing Accounts Receivable.

BUILDING MAINTENANCE: Mr. Braun

Building
Maintenance

Walt Braun Building Maintenance Committee meeting minutes. Highlights of the issues that the Committee is currently tackling are the following:

- 1) The Helsing Reserve Studies are being updated and should be ready by mid-September;
- 2) Clayton Clark provided a building rehab status and reported that there are no major schedule issues;
- 3) Walt Braun met with Paul Donner to discuss the logistics of an updated Cost-Reporting System;
- 4) A Solar Energy Sub-Committee has been established with Jack Case as its lead;
- 5) TWCM resident, Wes Henderson, has made extensive modifications to his home to bring down energy costs. Upon Walt Braun's request, Henderson will be making a series of presentations to the TWCM Building Maintenance Committee in regards to his efforts; and
- 6) Electric Golf Cart energy usage is continuing to be evaluated in regards to building safety.

LANDSCAPE: Mrs. Faszholz

Landscape

Jean Faszholz announced that there will be a Landscape Meeting for all residents of Third Mutual this autumn.

Paul Donner announced that turf continues to only be watered twice-weekly.

GOVERNING DOCUMENTS: Mr. Sanderson

Governing
Documents

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

A policy of ceding property in the case of alterations being approved by the board and implemented by individual homeowners is being fashioned.

ALTERATION PERMIT REVIEW COMMITTEE: Mr. Case, Chair

Alteration Permit
Review
Committee

Jack Case asked that all members of the routing team for alteration applications sign any notes that they apply to the application. Case also noted that many applications are lacking standard requested information and that incomplete packages do not get approved in as a timely a manner as ones that are complete.

AUDIT COMMITTEE: Mr. Braun

Audit Committee

The Committee met on August 27 and will make a presentation in Executive Session.

COMMUNICATIONS COMMITTEE: Mrs. Yearout

Communications
Committee

No report was given.

EMERGENCY PREPAREDNESS: Mr. Hipsley, Chair

Emergency
Preparedness

Doug Hipsley presented that the Fire Safety Seminar held on August 26 was a solid success with over 100 attendees.

OLD BUSINESS

Old Business

Proposed Policy 39 Code of Conduct: In light of the dissatisfaction with the draft version of this policy on the part of so many residents, the Board of Directors will send the matter back to legal counsel for revision.

NEW BUSINESS

New Business

Lien: Frank Anton announced that one account has recently been sent to collection.

Appointment of Mutual Assistant Treasurer: Walt Braun moved and Frank Anton seconded to appoint Murray Teitel as Third Mutual's Assistant Treasurer. The motion passed unanimously.

Motion to send Policy amendments to membership for comment:

Bob Beach moved and Rob Rothway seconded to approve the amendments to Policy 16 Fiscal Policy to be sent to the membership for the required comment period. The motion passed unanimously.

Jean Faszholz moved and Bob Beach seconded to approve the amendments to Policy 60 Restrictions on Uses of Decks, Patios, and Roofs to be sent to the membership for the required comment period. The motion passed unanimously.

Landscape Maintenance along Rossmoor Parkway: Bob Beach moved that all of Third Walnut Creek Mutual help pay for the maintenance of the landscape along Rossmoor Parkway in lieu of just Project 36 paying for it. There was no second to the motion and therefore the motion died.

ADJOURNMENT

Adjournment

Having no further business the regular meeting adjourned at 9:54 a.m. to an Executive Session.



Sharon Fees, Assistant Secretary
Third Walnut Creek Mutual

