

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, APRIL 17, 2008 AT 9:00 A.M.
PEACOCK HALL – GATEWAY COMPLEX

President Barbara El-Baroudi called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 9:00 a.m. on Thursday, April 17, 2008 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President
 Charles Shaddle, Second Vice President
 Wilbur Sprague, Treasurer
 Robert Showen, Secretary

Attendance

Excused: Lois Weyermann, First Vice President

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; Mark Marlatte, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

There were 16 residents in attendance.

APPROVAL OF MINUTES

The minutes of the March 20, 2008 Regular Meeting of the Board were approved by acclamation as written and reviewed.

Approval of
Minutes

RESIDENTS' FORUM

Resident Pat Dalmage, Tice Creek - Entry 11, asked if Second Mutual residents could use recycle bins other than the ones in their particular entry. The Board clarified its position that if the bins are full in one entry, residents are welcome to use a bin in a different Second Mutual entry if there is room. President El-Baroudi stated that the Board would post notices to residents in Entry 13 about this procedure.

Residents'
Forum

Resident Ferne Henderson, Singingwood - Entry 8, thanked Mr. Perona for his assistance with her landscape needs.

Resident Mary Owens, Ptarmigan – Entry 2, reported she has termites in her living room wall. It was reported to MOD but no one has taken care of the problem yet. Mr. Marlatte will follow up with the termite company to ascertain their repair schedule. He noted this is a very busy time of year for termite control companies.

Resident Marcelle Skubna, Singingwood – Entry 6, asked about earthquake insurance. Mr. Sprague explained that there is no earthquake insurance currently for the Mutual as the policy that was available was cost prohibitive and provided only minimal coverage. However, residents can purchase an individual earthquake policy for their personal contents as well as a loss of use rider.

Resident Claudia Tierney, Running Springs – Entry 7, asked if the Mutual would be sprayed for the light brown apple moth. Mr. Perona said he has not seen any schedule

for spraying in Rossmoor. Ms. Tierney also noted that apples have been left in the common area outside her manor on numerous occasions. Mr. Perona stated that perhaps someone is feeding the deer, which is against the Mutual's policy as well as the federal wildlife regulations. Mr. Perona will follow up to try to determine who is leaving the apples in the common area.

PG&E THERMOSTAT CONTROL PROGRAM

Ms. El-Baroudi again led a discussion regarding the PG&E thermostat program. Mr. Donner stated that residents in Second Mutual should not participate in this program, as it gives PG&E control over the resident's air conditioner, which is of special concern during periods of brown outs and heat waves. It would also make the resident responsible for maintenance of the thermostat device. Especially in a mature adult community, it is advisable for residents to maintain control over their air temperature conditions. Residents can still help by setting their thermostats a little lower in winter and a little higher in summer.

PG&E
Thermostat
Control
Program

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Mr. Perona reported on lawn, entry, and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona's landscape report dated April 17, 2008 is attached.)

Landscape
Report

BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Supervisor

Mr. Marlatte reported on carpentry and painting maintenance; the roofing program; building stabilization; bridge replacements; deck coating; roof and gutter cleaning; the manor lube program; and paving and seal coat. (A copy of Mr. Marlatte's report dated April 17, 2008 is attached.)

Buildings and
Facilities Report

Mr. Marlatte explained that the subterranean termites are active currently. The MOD crew is aware of the problem and is addressing it.

TREASURER'S REPORT – Wilbur Sprague, Treasurer

Mr. Sprague reported that as of March 31, 2008 the operating fund balance was \$79,654; HUD reserve was \$2,185,416; and replacement reserve was \$739,516. Twenty-nine replacement roofs are planned for this year.

Treasurer's
Report

Share loans placed in March total \$225,000. Share loans to date since inception of the share loan program total \$16,416,842 for 112 individual loans.

There were six resales in March as follows (equity amounts only):

Sonoma	\$125,000	
Claremont	\$139,900	
Kentfield	\$165,500	
Sonoma	\$185,000	\$224,712
Yosemite	\$250,000	

Year to date sales total 15 with a median price of \$165,500.

Coupon payment delinquencies are high at present at \$20,000. Approximately half the amount is due to two properties that are now in escrow and will be paid up soon.

PRESIDENT'S REPORT – Barbara El-Baroudi, President

None

President's
Report

NEW BUSINESS

None

New Business

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Announcements

SWCM Regular Board Meeting Thursday, May 22, 2008 at 9:00 a.m.
Peacock Hall

GRF Regular Board Meeting Thursday, April 24, 2008 at 9:00 a.m.
Peacock Hall

Having no further business, the meeting adjourned at 9:50 a.m. to an executive session to discuss a member issue.

Adjournment

Robert Showen, Secretary