

MINUTES
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JUNE 19, 2008 AT 9:00 A.M.
PEACOCK HALL – GATEWAY COMPLEX

Acting President Lois Weyermann called to order the regular meeting of the Board of Directors of Second Walnut Creek Mutual at 9:00 a.m. on Thursday, June 19, 2008 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Lois Weyermann, Vice President
Wilbur Sprague, Treasurer

Attendance

Excused: Barbara El-Baroudi, President
Charles Shaddle, Second Vice President
Robert Showen, Secretary

Mutual Operations staff was represented by Rich Perona, Landscape Manager; Mark Marlatte, Building Maintenance Manager; Tess Haskett, Accounting Manager; and Dyann Paradise, Administrative Secretary.

There were fourteen residents in attendance. It was determined that a quorum of the Board was not present.

APPROVAL OF MINUTES

As there was no quorum present, the approval of the minutes was postponed to the July 24, 2008 board meeting.

No Approval of Minutes

RESIDENTS' FORUM

Resident Geraldine Brochier, Tice Creek – Entry 17, reported that her furniture was not replaced in the proper position following a recent cleaning of her manor. Mr. Marlatte and Ms. Weyermann stated they would check into the situation and assist Ms. Brochier as much as possible.

Residents' Forum

Resident Peter Cortessis, Tice Creek – Entry 6, suggested that the Board consider installing water-efficient toilets in each manor in Second Mutual, as EBMUD is currently offering a \$150 rebate per toilet. Mr. Sprague stated that several energy-efficient toilets were installed a few years ago but were found not to work well in the Rossmoor community and were subsequently removed.

Mr. Cortessis recommended that sandbags be placed into the toilet tanks. The Board will take the suggestion under advisement.

Mr. Cortessis also inquired about the large amount of water running down Ptarmigan Drive during the night-time irrigation cycle. Mr. Perona asked residents to report malfunctioning sprinkler heads immediately to the MOD service order desk. He also explained that more efficient heads are being installed to replace the older style irrigation heads throughout the Mutual.

Resident Ferne Henderson, Singingwood – Entry 8 asked how often and how much water is needed for the new trees planted near her manor. Mr. Perona suggested that watering every other day should be sufficient should she wish to supplement the automatic irrigation.

Ms. Henderson also asked about the schedule for reroofing of her building. Mr. Marlatte stated he would check the schedule and advise her.

Resident John Amundson, Ptarmigan – Entry 2, reported that he had twice reported water running down the street. Mr. Marlatte explained that there is an underground aquifer (spring) in that location that is pumped out to prevent damage to the foundations of the buildings. It is normal to see water runoff in the street.

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 June 19, 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; appliance replacements; roof and gutter cleaning; the manor lube program; and paving and seal coat. (A copy of Mr. Marlatte's report dated June 19, 2008 is attached.)

Buildings and Facilities Report

TREASURER'S REPORT – Wilbur Sprague, Treasurer

Mr. Sprague reported that as of May 31, 2008 the operating fund balance was \$66,308; HUD reserve was \$2,011,607; and replacement reserve was \$298,138. The budget is on track.

Treasurer's Report

There were eleven resales in May as follows (equity amounts only):

Del Monte	\$ 90,000	
Cypress	\$135,000	
Claremont	\$139,000	
Monterey	\$160,000	\$180,000
Sonoma	\$185,000	\$187,000
Yosemite	\$260,000	\$332,000
Piedmont	\$294,500	\$400,000

The median price in May resales was \$185,000. Year to date resales total 31, with a median price of \$187,000.

As of May 31, delinquencies stand at approximately \$28,000 and collection measures are in place.

Share loans in May totaled \$305,100. Since the inception of the share loan program, 117 loans placed for a grand total of \$17,031,042.

PRESIDENT'S REPORT – Lois Weyermann, Acting President

President's
Report

No report.

NEW BUSINESS

New Business

Ms. Weyermann encouraged residents to report repair and maintenance problems immediately to the service order desk at MOD. She also asked all residents to conserve water as much as possible.

ANNOUNCEMENTS

Announcements

Ms. Weyermann announced the following meetings:

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

GRF Regular Board Meeting Thursday, June 26, 2008 at 9:00 a.m.
Peacock Hall

Adjournment

Having no further business, the meeting adjourned at 9:35 a.m.

Lois Weyermann, Acting Secretary
Second Walnut Creek Mutual