

M I N U T E S  
SECOND WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, MAY 22, 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, May 22, 2008 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

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

Attendance

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 Rosalie O'Neill, Administrative Secretary.

There were 16 residents in attendance.

APPROVAL OF MINUTES

The minutes of the April 17, 2008 Regular Meeting of the Board were approved by acclamation as written and reviewed.

Approval of  
Minutes

RESIDENTS' FORUM

Resident Claudia Tierney, Running Springs – Entry 7, asked about the construction at the end of Entry 8 and the closure of the stairs. Mr. Marlatte explained that PG&E has been in the process for some time of repairing two problematic devices in that location. There have been delays in the process, but Mr. Marlatte stated the sidewalk would be reinstalled soon.

Residents'  
Forum

Resident Tom Martin, Tice Creek – Entry 2, reported that emergency radios are now fully operational. Ms. El-Baroudi thanked Mr. Martin for his dedication and involvement in the emergency preparedness program.

Resident Wayne King, Running Springs – Entry 7, reported that his entry needs leaf cleanup. Mr. Perona reported that the leaves in the entries are cleaned out on a monthly basis, but leaves blow onto sidewalks and entryways daily. Residents who find excessive amounts of leaf accumulation should contact the MOD Service Desk.

Resident Virginia Williamson, Leisure Lane – Entry 5, reported the newly-installed downspouts include ground level extensions that are visually intrusive. She requests ground cover that could help camouflage the pipes. Mr. Perona reported that the landscape crew will ultimately bury the extensions in the ground to eliminate the visual eyesore. Mr. Marlatte will investigate the routing of the extensions to determine if modifications are needed.

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 May 22, 2008 is attached.)

Landscape  
Report

Mr. Perona also reported that an emergency removal of a liquid amber occurred this date at 1301 Stanley Dollar due to destabilization of the tree when the roots were cut for a previous sidewalk replacement. Mr. Perona has received an emergency removal permit from the City of Walnut Creek.

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 May 22, 2008 is attached.)

Buildings and  
Facilities Report

TREASURER'S REPORT – Wilbur Sprague, Treasurer

Mr. Sprague reported that as of April 30, 2008 the operating fund balance was \$51,240; HUD reserve was \$2,010,682; and replacement reserve was \$552,899. Twenty-nine replacement roofs are planned for this year.

Treasurer's  
Report

Share loans placed in April total \$309,100. Share loans to date since inception of the share loan program total \$16,725,942 for 114 individual loans.

There were five resales in April as follows (equity amounts only):

Golden Gate	\$195,000	
Sequoia	\$199,000	
Sonoma	\$200,000	\$250,000
Carmel	\$233,778	

Year to date sales total 20 with a median price of \$197,000.

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, June 19, 2008 at 9:00 a.m.  
Peacock Hall

GRF Regular Board Meeting      Thursday, May 29, 2008 at 9:00 a.m.  
Peacock Hall

Having no further business, the meeting adjourned at 9:35 a.m. to an executive session to discuss a resident issue.

Adjournment

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Robert Showen, Secretary

RS:dp  
attachments