

By Mary Burr  
Communications Committee

Third Mutual President Charles Sanderson, Third Mutual President welcomed the board and fifteen members to the February 11, 2008 meeting.

Sanderson, Paul Donner, Theresa Molina and Bill Parsons recently spoke to over forty agents at Prudential Realty highlighting the new resident's packet and Third Mutual policies. Sanderson reminded the board that February 17, 2009 is the cutoff date for analog TV service and that Comcast has a dedicated Rossmoor phone line – 1-800-407-2997.

Stan Newman advised the assembly Third Mutual is neither an adult community nor an active adult community. Adult, as defined by California law, is a person eighteen years of age or older. Third Mutual is a senior community because of age requirements for residents. He said Third Mutual must remain a senior community and must be careful of the language used to describe Third Mutual. Davis-Sterling states when a certain percent of owners are of a specific age (under 55) it is possible to lose status as a senior community. Guests in Third Mutual are allowed for twenty-one days. Live-ins must meet a specific criterion and co-occupants, which must be approved by the Mutual, must be 45 years or older. All of these individuals must be registered at the administrative area at the Gateway complex.

During the members forum one resident spoke against transferring funds from the Reserve Account to the Operating Account to temporarily cover repairs to a building which was damaged by an uninsured member.

A second resident was not satisfied with the type of replacement railing used on the entry sidewalk to her manor. The member asked that the Board reconsider the decision to use pipe railings.

#### TREASURER'S REPORT:

The monthly coupon delinquencies as of December 31, 2007 for TWCM show 17 manors delinquent for the total of \$4,633.52. Of the 17 manors, 2 manors that owe a total of \$3,586.19 are in collection.

#### BUDGET AND FINANCE:

The Committee reviewed the December 2007 financials and discussed the temporary transfer of reserve funds to operating funds in four projects of TWCM to cover a temporary lack of working capital sufficient to pay insurance premiums due at the beginning of 2008. The Committee discussed at some length changes in the annual budget process that might assure adequate year end operating funds to pay insurance premiums without borrowing from reserve funds.

#### LANDSCAPE:

Rosemary Furlong, Chair said the Landscape Representative meeting will be Monday, March 3 at 10:00 a.m. at Hillside Clubhouse. Landscape Manager Rich Perona and Steve Ormond will be present to discuss ongoing projects. Work schedules for 2008 have been sent to all Directors.

#### GOVERNING DOCUMENTS:

Charles Sanderson, Chair said the billable policy has been reviewed and sent to the Building Maintenance Committee. The policy is now easily understandable by the residents and MOD.

The lease policy is under study now and will be presented to the Board for the March meeting. Legal precedent has been received stating any change in the lease policy would go into effect immediately for all members. The management agreement and common CC&R's across all of Third are also under study.

#### ALTERATION PERMIT REVIEW:

Sanderson said the average turn-around time when an alteration is received in the Board Office for review by the Directors is less than five working days. Third Mutual has received negative comments from contractors and Sanderson suggested Third Mutual speak to the contractors and explain the process used. Sanderson requested a complete package, including insurance be attached to the packet when the alteration is sent to the Board Office for the Directors signature.

#### AUDIT COMMITTEE:

Murray Teitel, Chair reported the 2007 audit is in process by Porter and Co. and they will present a draft when complete. Projects 46 and 47 will be included then dropped off for 2008.

#### COMMUNICATION COMMITTEE:

Don Liddle, Co-Chair said part of the Communication Committees charter is Emergency Preparedness and to that end he, Pauline Kelzer, Sanderson, and Carol Green received a briefing from the Rossmoor Residents Emergency Preparedness Committee (RREPO) as to their overall involvement. Each Director has received a list of entry coordinators along with a handout on emergency procedures specific to Rossmoor.

#### NEW BUSINESS:

The Board passed a motion for the temporary transfer of \$25,000 from the Reserve Account to the Operating Account of Project Twenty-Three. \$11,000 is to cover an uninsured members damage to the building for which the Project paid for repairs, and \$14,000 for a shortfall in funds to cover the Projects insurance premium. The uninsured members portion of \$11,000 will be reimbursed to the Project by the end of 2008 as will the \$14,000 insurance shortfall.

Three other motions were also passed: to temporarily transfer \$35,000 from the Reserve Account to the Operating Account of Project Thirty-Six: to temporarily transfer \$45,000 from the Reserve Account to the Operating Account of Project Forty: and to temporarily transfer \$45,000 from the Reserve Account to the Operating Account of Project Forty-Nine each due to a shortfall of funds to pay the insurance premium. All the funds will be paid back by the end of 2008.

Charles Sanderson said all projects in 2009 will have a two month working capital so when seasonal expenses occur the project can weather that without going through a concern on the part of the constituency. It's not that there isn't enough money it's just the way the charges occur. The Mutual doesn't collect coupon funds high in the first of the year in order to cover the insurance and then collect lesser in the year. The funds are collected equally throughout the year. Transferring funds leaves members with the wrong impression that the mutual isn't under financial control, when it is.

Murray Teitel said he met with Shannon Walpole to discuss the twelve free-standing garages on Terra Granada. The garages are still owned by the builder although all information points to the fact they were to be transferred to Project Fifty but were not.

UDC sold the use of the garage to the members and the Use Deeds have no Assessor Parcel number. Former Project Director Stan Stephens checked at the assessor's office and found that

Shea was paying taxes on the property. Mr. Teitel confirmed with the title company that the deeds, all but four, do not have an Assessor Parcel number. The four garages which did not have the Assessor Parcel number were included as a parcel in the member's regular deed to their manor.

The next regular board meeting is Monday, April 14, 2008 at 9:30 a.m. in the Board Room. The Budget and Finance meeting is the Wednesday before the regular meeting of the board. The Building Maintenance meeting is the Thursday before the regular meeting of the board.

Third Mutual members are reminded to use direct deposit for their monthly coupon payments. To have a smoke detector checked fill out Policy 70 and return to the Board Office. If you have already filled out the form you do not need to fill it out again. Forms may be obtained from the Board Office.

All manor alterations must have a final inspection. When an alteration is completed call MOD Building Inspection at 988-7660 for the final inspection.

For building maintenance call 988-7650. For landscape maintenance call 988-7640. To leave a message for any Third Walnut Creek Mutual director, call 988-7718 or send an e-mail to [TWCM@rossmoor.com](mailto:TWCM@rossmoor.com). The Board Office is located at Gateway, 1001 Golden Rain Road. All meeting agendas are posted in the reception area of Gateway.