

Third Walnut Creek Mutual

(For September 10, 2008)

By Mary Burr Communications Committee

At the August 11, 2008 meeting The Third Mutual Board approved a list of Standard Alterations and gave authority to Mutual Operations to approve those Standard Alterations over-the-counter. The required documentation must still be presented by the owner. Standard Alterations include: acoustic ceiling removal; basswood shades/suntex solar shades; insulation; screen doors, and sheet vinyl flooring limited to the kitchen, bathrooms and utility room. The Directors will be provided a monthly report from MOD listing the Standard Alterations issued.

Third Mutual is striving for integrity of all alterations and to that end the Mutual is developing a procedure to assure appropriate inspections during as well as after construction and also to make sure alterations have been finalized. The Mutual has proposed an inspection sheet be included with the alteration agreement with a time-line for inspections. The Mutual also wants to make sure new owners sign a document listing the alterations to their manor and making it clear that the owner is responsible for those alterations.

It is the owner's responsibility to call for the final inspection and because many owners do not, consideration was given to requiring a deposit when applying for an alteration. The deposit would be refunded when the alteration is finalized.

TREASURER'S REPORT: Don Barnett Chair, reported overruns for the month of June, some were a carryover from the winter storms and the water billing. They are both expected to be in line with the budget by the end of the year. There are five manors in collection for a total of \$18,500. Two are waiting to collect on sale of the manor. Barnett said there is no interest charged on coupon late fees.

BUILDING MAINTENANCE: Stan Newman Chair, said that upon further consideration Policy 48 was not included in last months mail out packet of Policies to the members. It was decided that it would not be practical to make exterior alterations the responsibility of the Project. Exterior alterations will continue to be the responsibility of the owner. Policy 48 will now only list the responsibility of the Mutual. Newman will present the restated policy at the next meeting.

LANDSCAPE: Rosemary Furlong, Chair stated that there would be a Landscape Committee meeting on August 19. Furlong said since her report has been appearing in the *Rossmoor News* she receives phone calls and letters from members in all Projects regarding landscape. Members are reminded to call Mutual Operations for landscape maintenance problems or their Director for any rehab issues.

COMMUNICATIONS COMMITTEE: Don Liddle, Chair presented a web log showing almost 30,000 hits and 1765 visits since the website has been up and running. A tab will be added to the website for alteration instructions. Don Barnett asked that the leasing agreement also be added.

Don Liddle said that during the last year the Board had been using Pauline Kelzer's laptop computer for resident orientation meetings and other general meetings. He proposed purchasing a laptop computer, not to exceed \$2000, to be used for presentations at Third Mutual meetings. The motion passed with twelve yes votes and one abstention.

Liddle announced that the entry coordinator meeting will be October 14, at 7:00 p.m. in the Fireside Room and the next new resident orientation will be November 6, at 7:00 p.m. in the Fireside Room.

GOVERNING DOCUMENTS: Charles Sanderson said that five policies were sent to the members - three for comment and two that had been approved by the Board. The Committee is also revisiting the barbeque policy and the MOD management agreement. Richard Bishop is finalizing a hardwood floor policy. There is also a notice of lease restrictions which will be included in the escrow packet and signed by each new owner acknowledging lease restrictions.

RESALES FOR JULY: Project 23 Villa Castille \$448,000; Project 31 Mendocino \$169,000; Project 38 Cascade 1 \$480,000; Project 39 Whitney 1 \$838,000; Project 41 Pinehurst \$335,000; Project 42 Tamarisk \$300,000; Project 45 Pinehurst \$289,000; Project 45 Pinehurst \$333,900; Project 49 Villa Nuevo \$565,000; Project 53 Cedar \$470,000; Project 53 Redwood \$565,000; Project 55 Montrose \$500,000.

The next regular board meeting is Monday, October 13, 2008 at 9:30 a.m. in the Board Room. The Budget and Finance Committee meeting is the Wednesday before the regular meeting of the board. The Building Maintenance Committee meeting is the Thursday before the regular meeting of the board. The Governing Documents Committee meets every Thursday, except the Thursday before the Board meeting. 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. The Board Office is located at Gateway, 1001 Golden Rain Road. All meeting agendas are posted in the reception area of Gateway