

MINUTES
FOURTH WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 16, 2007 AT 1:30 P.M.
BOARD ROOM - GATEWAY

President Herr called to order a regular meeting of the Board of Directors of Fourth Walnut Creek Mutual at 1:30 p.m. on Monday, July 16, 2007 in the Board Room at Gateway complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: PRESENT:	Michael Herr	President	<u>Attendance</u>
	Don Cardinal	Vice President	
	Lee Steindler	Treasurer	
	Penny Wade	Secretary	
EXCUSED:	Lefty Cone	Director	

Representing Mutual Operations were Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; Bill Friesen, Building Maintenance Supervisor; and Dyann Paradise, Administrative Secretary.

Mr. Herr welcomed the two residents who were present.

APPROVAL OF MINUTES

M/S/C Minutes approved of the June 18, 2007 regular meeting of the Board of Directors.	<u>Approval of Minutes</u>
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M/S/C Minutes approved of the June 18, 2007 executive session.

RESIDENTS' FORUM

A resident at Skycrest – Entry 8 reported that yard clippings are being left by residents near the garbage enclosure. This debris needs to be removed. Rich Perona said he would have the debris removed if it is only a small amount, otherwise the resident needs to call MOD for a special pickup.	<u>Residents' Forum</u>
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It was reported that there are large bare spots in the lawn in front of 1409 Skycrest. Mr. Perona stated the heat has caused the turf to suffer, especially the older lawns. He said that perhaps next year some of the turf will need to be replaced.

Resident Joan Lundgren, Skycrest – Entry 11, stated she was very impressed with the quick response of the EMT during a recent medical emergency in the Mutual. Mr. Herr encouraged her to report her positive comment to the *Rossmoor News*.

PRESIDENT'S REPORT – Michael Herr, President

Mr. Herr reported on recent correspondence: a thank you card from a resident regarding the planting in Skycrest – Entry 12; a fining letter to a resident for a violation of policy; the latest <i>Go Fourth</i> newsletter, including the annual barbecue invitation.	<u>President's Report</u>
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Five manors have been sold at a median price of \$285,000. Nine manors are currently leased.

Director Lefty Cone submitted his letter of resignation for personal health reasons. The Board reluctantly accepted it. A replacement director will be sought to fill the remainder of Mr. Cone's term until August, 2008.

(A copy of Mr. Herr's report dated July 16, 2007 is attached.)

VICE PRESIDENT'S REPORT – Don Cardinal, Vice President

Mr. Cardinal thanked Mr. Perona and Mr. Donner for quickly taking care of the lawn problem at 2589 Tice Creek. An irrigation controller was faulty but was repaired when reported. The lawn should revive over time with proper irrigation.

Vice President's
Report

FINANCIAL REPORT – Lee Steindler, Treasurer and Rick Chakoff, CFO

Mr. Chakoff reported as of June 30, 2007 the Mutual is in good financial condition. Mr. Steindler stated that the smoke alarm costs are over budget to date due to additional service calls. Currently operating expenses are surplus to budget, and there are sufficient reserve balances.

Financial
Report

The reserve study annual report update will be submitted within the next few weeks.

LANDSCAPE MAINTENANCE REPORT – Rich Perona

Mr. Perona reported that all turf areas were fertilized and treated for broadleaf weed control in June. A spruce tree in front of 1409 Skycrest and a eucalyptus tree in Pine Knoll – Entry 7A were removed.

Landscape
Maintenance
Report

Mr. Perona explained that the turf will appear drier than usual with the new smart controllers because the irrigation schedule is based on the evapotranspiration rate. This should result in a more efficient watering schedule with a 20-25 percent savings in water expenses.

BUILDING MAINTENANCE REPORT – Bill Friesen

Mr. Friesen stated that he is awaiting a bid for repairs to the pipeline between 1909 and 1933 Skycrest where it goes under the redwood tree.

Building
Maintenance
Report

The electrical preventive maintenance program is in progress.

Inspecting for electrolysis in the Golden Gate models is pending. Mr. Friesen will contact Gauthier Construction, as they are familiar with the problem. The cost should be comparable to the cost by the MOD crew.

Repairs due to a slab leak have been accomplished at 1401 Skycrest #2, but the

flooring replacement is pending. There is a question regarding responsibility for the costs of the replacement flooring, as the existing flooring is an upgrade. Mr. Friesen will check the file to determine if the resident received a permit for the upgraded flooring. He will follow up on this matter.

Reserve work is moving along well. Roof replacements are complete.

The residents at 1429 Skycrest #6 request permission to either leave a contractor's trailer or a portable storage unit (POD) parked in an unused parking space overnight during their construction process. Following discussion,

M/S/C Rejection of both requests. No parking of a construction trailer overnight in a guest parking space, nor parking of a POD at any time.

Disapproval of
Parking
Construction
Trailer or POD

ARCHITECTURAL CONTROL COMMITTEE

In past month, one request was approved for retrofit windows.

Architectural
Control
Committee

OLD BUSINESS

The Board again discussed the policy regarding outside fires. Following discussion,

Old Business

M/S/C to approve Policy 12.4 Outside Fires with the additions as written.
(A copy of the revised policy is attached.)

A copy of the revised policy will be mailed to members within the next two weeks along with another invitation to the Annual Meeting and barbecue.

The Board discussed carport clutter and the possible need to check the conditions of carports on a regular basis. It appears that Policy 12.2 covers this issue. Mr. Cardinal suggested that all board members inspect the carports throughout the Mutual to determine if there is a clutter problem. Other Mutuals have hired Securitas to inspect the carports on a monthly basis and issue violation notices as needed. This issue will be discussed with the membership at the Annual Meeting.

Ms. Wade suggested that a special Mutual-wide cleanup day be scheduled to encourage voluntary clearing and cleaning of the carports.

NEW BUSINESS

None

New Business

ANNOUNCEMENTS

The next meeting is the Annual Meeting scheduled for Tuesday, August 14, 2007 at 9:30 a.m. in the Vista Room at Hillside Clubhouse. The annual barbecue in Sportsman's Park will follow at approximately 11:30 a.m. President Herr reminded

Announcements

each board member to have a short report to present to the membership.

ADJOURNMENT

Having no further business, the meeting adjourned at 2:57 p.m.

Adjournment

/s/ Penny Wade, Secretary
Fourth Walnut Creek Mutual

PW:dp

Attachments