

M I N U T E S
SECOND WALNUT CREEK MUTUAL
REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 17, 2011 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, November 17, 2011 in Peacock Hall, Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Barbara El-Baroudi, President
Lois B. Weyermann, Vice-President
George Detre, Treasurer
Clay Dunning, Secretary
Frank Mansfield, Director

Attendance

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Rick Chakoff, Chief Financial Officer; Rich Perona, Landscape Manager; and Dyann Paradise, Administrative Secretary.

There were 5 residents in attendance.

APPROVAL OF MINUTES

The minutes of the regular board meeting of September 22, 2011 were approved as written and reviewed.

Approval of Minutes

The Mutual's minutes are kept in the Mutuals' Board Office and any Mutual member wishing to review the minutes is welcome to come into the office to do so.

RESIDENTS' FORUM

Rose Kasmai, Canyonwood – Entry 2, asked the Board if the Mutual would consider paying for the cost of supplying CB radios for the emergency CB radio coordinators. Ms. El-Baroudi stated that the Board would consider the request if Ms. Kasmai would supply the specific costs involved. However, Second Mutual has 57 entries and the cost could be prohibitive. Ms. Kasmai was directed to Mr. Detre, the Emergency Preparedness Chairman for Second Mutual, for further coordination.

Residents' Forum

LANDSCAPE REPORT – Rich Perona, Landscape Manager

Mr. Perona reported that landscape maintenance at present is routine. (A copy of Mr. Perona's landscape report is attached.)

Landscape Report

BUILDINGS AND FACILITIES REPORT – Mark Marlatte, Bldg. Maintenance Manager

On behalf of Mr. Marlatte, Mr. Donner reported on carpentry and painting

Buildings and Facilities

maintenance; roofing program; bridge and stair replacements; deck coating; appliance replacements; roof and gutter cleaning; paving and seal coat; and update on the fire building rebuild. (A copy of Mr. Marlatte's report is attached.) Nineteen roofs are scheduled for reroofing in 2012.

Report

TREASURER'S REPORT – George Detre, Treasurer

Mr. Chakoff reported that as of October 31, 2011, the Mutual is \$60,000 favorable to budget and revenues are \$19,000 better than budget due in part to an insurance recovery. Overall the Mutual is close to budget and in good financial condition. Delinquencies are being monitored closely.

Treasurer's Report

Mr. Detre reported there were 15 resales in October—equity amounts only:

Claremont	\$ 50,000	\$155,000	
Saratoga	\$ 68,000	\$ 77,500	
Cypress	\$ 75,000		
Sequoia	\$106,870		
Sonoma	\$109,000	\$199,900	
Monterey	\$112,000		
Tamalpais	\$170,000	\$179,500	\$220,000
Carmel	\$188,000		
Yosemite	\$210,000		
Piedmont	\$249,000		

The median price in October was \$119,900. Year to date resales total 81 with a median price of \$130,000.

PRESIDENT'S REPORT – Barbara El-Baroudi

No report.

President's Report

OLD BUSINESS

None.

Old Business

NEW BUSINESS

None.

New Business

ANNOUNCEMENTS

Ms. El-Baroudi announced the following meetings:

Trust Agreement Review and
Revision Committee

Friday, November 18, 2011
9:30 a.m. Board Room (Gateway)

Announcements

GRF Regular Board Meeting Thursday, December 1, 2011
9:00 a.m. Peacock Hall (Gateway)

There will be no regular Second Mutual Board meeting in December.

Second Walnut Creek Mutual Thursday, January 19, 2012
Monthly board Meeting 9:00 a.m. Peacock Hall (Gateway)

The Board wished everyone a Happy Thanksgiving.

Having no further business, the meeting adjourned at 19:25 a.m. to an executive session to discuss a member discipline matter.

Clay Dunning, Secretary
Second Walnut Creek Mutual