

MINUTES  
FIRST WALNUT CREEK MUTUAL  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, MARCH 26, 2010 AT 1:00 P.M.  
DELTA ROOM, DEL VALLE CLUBHOUSE

President Mel Fredlund called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, March 26, 2010 at 1:00 p.m. in the Delta Room, Del Valle Clubhouse, Walnut Creek, California.

PRESENT: Mel Fredlund, President, District 5  
Randall Morgan, Second Vice President, District 4  
Sally Nordwall, Treasurer, District 1  
Sue DiMaggio Adams, First Vice President, District 3  
(who arrived at 1:25 p.m.)

Roll Call

EXCUSED: Barbara Brooks, Secretary, District 2

Staff was represented by Rich Perona, Landscape Manager; Doug Hughs, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

Mr. Fredlund welcomed the 33 residents in attendance.

APPROVAL OF MINUTES

Mr. Morgan moved to approve the minutes of the February 26, 2010 regular meeting. Ms. Nordwall seconded but noted a correction on page 2 under the Treasurer's Report that should read: There is one negative item on the revenue report due to expenses involved in selling a Mutual-owned manor. (strike: The manor has since been sold.) The Board approved the minutes as corrected.

Approval of Minutes

PRESIDENT'S REPORT

Issues discussed at the March Presidents Forum included: Senate Bill 1128 sponsored by Senator Mark DeSaulnier which would allow the Golden Rain Foundation to continue to collect the transfer fee; review of the manor records procedures; revision of the language in the CC&Rs of each Mutual regarding insurance provided in the master policy.

President's Report

The aging report shows the usual number of delinquencies. There were 3 share loans in February for a total of \$370,000; 12 manors were sold; and there are currently 41 subleases.

TREASURER'S REPORT – Sally Nordwall, Treasurer

Ms. Nordwall reported the Mutual is in very good financial condition through February 28, 2010. The Board met with the auditors this week and reviewed the year-end report in detail. A refund of \$11,000 from the IRS is expected. The year-end audit report will be mailed to the membership by mid-April.

Treasurer's Report

Regarding delinquencies, Ms. Nordwall reported that 40% fall within the 1-30 days past due, 25% within 31-90 days, and 90+ days are on payback arrangements

The first phase of property tax rebate checks has been mailed and the rest of the checks will be mailed soon.

BUDGET AND FINANCE COMMITTEE – Sheryl Almon, Chair

Ms. Almon reported through February 28, 2010 that the Mutual is favorable to budget \$41,523 due mostly to utilities and landscape maintenance expenses less than budgeted. There were a few unbudgeted expenses that were not anticipated: a shared deductible insurance expense of \$26,765; rain leak expenses of approximately \$20,000; and a \$7,000 expense for a mandated fire inspection. MOD expenses are on target.

Budget and  
Finance  
Committee

Interest rates are down, resulting in less interest income.

Automatic coupon payment forms (ACH) will be mailed with the year-end review report for anyone interested in signing up for this optional service. Recently discussed proposed policy revisions regarding carports/parking and delinquency fees will also be mailed to residents for their review.

[Sue Adams arrived at this point in the meeting at 1:25 p.m.]

The next meeting of the Budget and Finance Committee has been rescheduled with a delay of one week from May 19 to May 26 in the Gateway Board Room.

INVESTMENT OPTIONS – Rick Chakoff, CFO

Mr. Chakoff was absent; no report.

Investment  
Options

MUTUAL OPERATIONS REPORT – Doug Hughs

Mr. Hughs reported on bridge replacements; roofing; carpentry work; and asphalt work. (A copy of Mr. Hughs' management report dated March 26, 2010 is attached.)

Mutual  
Operations  
Report

Mr. Hughs requested approval for the 2010 asphalt reserve work. Following discussion,

Ms. Adams moved to approve the contract from Dryco Construction in the amount of \$59,730 to repair and replace the asphalt and seal coat in entries Tice Creek C, Rockledge 3, Oakmont 11, Pine Knoll 7 and Golden Rain 2-5, 12, 15, and 19/20. Mr. Morgan seconded and the motion carried without dissent.

Approval of 2010  
Asphalt Contract

Mr. Hughs noted that the contract price falls with the yearly budgeted amount of

\$90,000 for asphalt work.

Mr. Morgan reported that replacement areas of the concrete are much whiter than the surrounding concrete areas. Mr. Hughs stated he would remind the concrete contractor to add blackening agent to help blend the new areas with the surrounding existing areas.

LANDSCAPE REPORT – Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance, as well as landscape rehabilitation. (A copy of Mr. Perona’s March 26, 2010 is attached.)

Landscape  
Report

Two of the ginkgo trees have been removed and will be replaced with more appropriate species.

LANDSCAPE COMMITTEE – Randall Morgan

The next committee meeting will be held on Friday, April 2, at 11 am in Multipurpose Room #1 in Gateway complex.

Landscape  
Committee

NEW RESIDENT ORIENTATION – Jerry Priebat

Mr. Priebat reported the March 9 session was attended by nine residents. Next session will be May 18 at 7:00 p.m. in the Delta Room at Del Valle

New Residents  
Orientation

POLICY COMMITTEE – Mel Fredlund

Proposed policy revisions will be mailed with the year-end audit report and will be voted on at the May board meeting.

Policy Committee

UNFINISHED BUSINESS

None

Unfinished  
Business

NEW BUSINESS

None

New Business

RESIDENTS’ FORUM

Sheryl Almon, Golden Rain – Entry 19, reported there will be a CERT training drill on April 28 for trained volunteers. The staging area will be in the area of Golden Rain to Hillside Clubhouse. Ms. Almon also reported that a paint consultant has been contacted and will share color schemes with the membership at the April 23 board meeting.

Residents’ Forum

Rita Fredlund, Rockledge Drive – Entry 6, encouraged all members to use the

ACH automatic coupon payment program. She also reported that RREPO (which meets the first Monday of the month at 9:30 at Dollar Clubhouse) is expanding from just entry coordinators to building coordinators as well. Volunteers are needed. First aid and emergency supplies storage information will be disseminated at an open meeting for all residents on March 31 at 2:30 p.m. in the Diablo Room at Hillside. Jerry Priebe will lead a training session for new coordinators and a refresher for existing coordinators on March 14 at 1 pm in Peacock Hall.

Nancy Groszird, Pine Knoll – Entry 5, reported that the satellite dish near her has still not been moved. Mr. Fredlund explained that the Board is aware of the situation and that the proper staff member has been notified to contact the satellite dish owner. The matter is expected to be resolved soon.

Toni Covault, Golden Rain – Entry 14, requested extending the red curb behind her carport because cars park there and make it difficult for residents in the carports to back out. This issue was discussed years ago with no resolution because there is not sufficient parking in the area to eliminate any additional spaces. Mr. Hughs will take another look at the area to determine what options are available.

Irene Malchaski, Golden Rain – Entry 9, asked if there was something that could be done about the Canadian geese nesting on the buildings. Mr. Perona explained that the geese are protected and cannot be removed or harmed.

#### ANNOUNCEMENTS

A copy of the resale report is attached.

Announcements

The next regular meeting of the Board of Directors will be held on Friday, April 23, 2010 at 1:00 p.m. in the Delta Room in Del Valle Clubhouse.

#### ADJOURNMENT

Having no further business, the meeting adjourned at 2:10 p.m.

Adjournment

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Dyann Paradise, Assistant Secretary  
First Walnut Creek Mutual