

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MAY 27, 2011 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 at 1:00 p.m. on Friday, May 27, 2011 in the Delta Room – Del Valle Clubhouse, Walnut Creek, California.

PRESENT: Mel Fredlund, President, District 5
Sue DiMaggio Adams, First Vice President, District 3
Randall Morgan, Second Vice President, District 4
Sally Nordwall, Treasurer, District 1

Attendance

EXCUSED: Barbara Gilbert, Secretary, District 2

Mutual Operations staff was represented by Paul Donner, Director of Mutual Operations; Tess Haskett, Assistant Controller; Doug Hughs, Building Maintenance Manager; and Dyann Paradise, Administrative Secretary.

President Fredlund welcomed the 34 residents in attendance.

APPROVAL OF MINUTES

Ms. Adams moved to approve the minutes of the regular meeting of April 22, 2011. Ms. Nordwall seconded and the motion carried without dissent.

Approval of
Minutes

RESIDENTS' FORUM

Lloyd Poche, Oakmont – Entry 3, recommended that residents seriously consider installing backup safety devices on their vehicles in order to prevent accidentally running into people or objects. If residents do not have pre-installed backup devices, he suggested momentarily accessing emergency flashers while backing up, which are installed on every vehicle. This is in reaction to several recent tragedies in which residents were struck by vehicles.

Residents'
Forum

Joanne Raymond, Golden Rain – Entry 29, asked why the fence at the top of Golden Rain Road was removed. Mr. Donner explained it was a First Mutual decision because it is located on First Mutual property and the fence was in poor condition. It was removed due to damage and complaints from residents who look at it. Valley Crest removed the fence at no additional

charge to the Mutual. It will not be replaced. Ms. Raymond also asked if additional handicapped spaces and red curbing could be provided in her entry. Ms. Nordwall explained that the Board had addressed the problem with residents parking in guest parking spaces. She also stated that Securitas instructed construction workers not to park in the red zone areas.

Barry Elfant, Oakmont – Entry 9, reported a large increase in his cable bill for premium channels. He was directed to the Golden Rain Foundation Board, as that Board makes decisions regarding cable service. Mr. Elfant also requested that floor covering other than sheet vinyl could be installed in kitchens, bathrooms, and entryways in manors above the first level. Mr. Elfant again requested that a resident signature be required on any manor-related work orders.

Jiayi Zhou, Golden Rain – Entry 8, introduced two new members who were welcomed to the Mutual. He also stated that he believes Comcast service is terrible.

PRESIDENT'S REPORT – Mel Fredlund

Mr. Fredlund reported on an issue discussed at the April Presidents' Forum: using good judgment regarding employee gifts.

President's
Report

In the past month, seven share loans were placed for a total amount of \$651,150. Since inception, \$23,312.105 has been placed in 208 share loans. In April, there were 16 resales at a median sales price of \$128,250.

TREASURER'S REPORT – Sally Nordwall

Ms. Nordwall thanked Ms. Haskett for setting up two new business accounts and a US Treasury account per Board approval at the April Board meeting. The Treasury note is for \$1 million for a three-year term at 1.25%. This will reduce bank fees.

Treasurer's
Report

The Mutual is in good financial condition to date.

Sheryl Almon, Budget and Finance Committee Chair, reported the year-end audit of 2010 was mailed to the membership in mid-April. To date, the Mutual is \$31,000 over budget due primarily to seasonal expenses early in the year, such as gutter cleaning, manor inspections, and fire safety inspections. There were some overruns in tree removals and rehabilitation, and in professional services. However, these expenses should level out over the course of the year.

The next Budget and Finance Committee meeting is scheduled for July 20,

2011 at 11:00 a.m. in the Board Room in Gateway.

MUTUAL OPERATIONS REPORT – Paul Donner and Doug Hughs

Mr. Hughs reported on roofing, carpentry, painting, fire hydrants, and asphalt work. (A copy of Mr. Hughs' report is attached.)

MOD Report

Ms. Nordwall commented that Valley Crest did an excellent job clearing the areas around the fire hydrants per the Fire Marshal's mandate.

LANDSCAPE REPORT – Rich Perona

On behalf of Mr. Perona who was absent, Mr. Donner reported on lawn, entry, and tree maintenance as well as landscape rehabilitation. (A copy of Mr. Perona's landscape report is attached.)

Landscape Report

LANDSCAPE COMMITTEE – Randall Morgan

Mr. Morgan reported that the next meeting is scheduled for Friday, June 3 at 11:00 a.m. in Multipurpose Room #1 in Gateway complex. Landscape representatives from all five districts, the landscape contractor, and Mr. Perona attend the meetings. All residents are welcome to attend this work session and are requested to keep their questions until the question and answer period at the end of the meeting as time allows. Landscape concerns in the interim should be directed to the appropriate landscape representative.

Landscape Committee

ORIENTATION – Jerry Priebat

Mr. Priebat reported that 21 residents attended the May orientation. The next New Resident Orientation is scheduled for Tuesday, July 12 at 10:00 a.m. in the Delta Room at Del Valle.

Orientation

SAFETY AND DISASTER RESPONSE COMMITTEE – Marilyn Hoffpauir

Ms. Hoffpauir reported the committee met May 18. It is hoped the committee will have safety representatives from all districts and team members in each district. Volunteers are needed.

Safety and Disaster Response Committee

The next meeting will be held on July 20, 2011 at 9:30 a.m. in the Board Room at Gateway, just prior to the Budget and Finance Committee meeting.

POLICIES – Mel Fredlund

Mr. Fredlund reported that the draft revision to the Policy Manual has been

Policies

given to the Board for review and comment in the next few weeks.

UNFINISHED BUSINESS

None.

Unfinished
Business

NEW BUSINESS

None.

New Business

ADJOURNMENT

Having no further business, the meeting adjourned at 2:00 p.m. to an executive session to discuss a resident discipline matter.

Adjournment

The next regular meeting of the Board is scheduled for Friday, June 24, 2011 at 1:00 p.m. in the Delta Room at Del Valle Clubhouse.

Dyann Paradise, Assistant Secretary
First Walnut Creek Mutual