

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, AUGUST 27, 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, August 27, 2010 at 1:00 p.m. in the Delta Room, Del Valle Clubhouse, Walnut Creek, California.

PRESENT: Mel Fredlund, President, District 5  
Sue DiMaggio Adams, First Vice President, District 3  
Sally Nordwall, Treasurer, District 1  
Barbara Brooks-Gilbert, Secretary, District 2

Roll Call

EXCUSED: Randall Morgan, Second Vice President, District 4

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

Mr. Fredlund welcomed the 41 residents in attendance as well as several CERT representatives.

#### APPROVAL OF MINUTES

Ms. Adams moved to approve the minutes of the July 23, 2010 regular meeting as written and reviewed. Ms. Brooks-Gilbert seconded, and the motion carried without dissent.

Approval of Minutes

#### PRESIDENT'S REPORT

Mr. Fredlund reported that the last Presidents' Forum included discussion to defer until December, 2010 approval of the mission statement of the Trust Agreement Committee.

Presidents' Report

There are currently 29 subleased manors and a total \$130,500 in two share loans for July. Both share loans were for purchase. There were 10 resales in July at a median price of \$162,000.

Since Mr. Fredlund recently had eye surgery and was unable to see clearly, he turned over the gavel to Ms. Adams who chaired the balance of the meeting.

#### LANDSCAPE REPORT– Rich Perona

Mr. Perona reported on lawn, entry, and tree maintenance as well as landscape

Landscape Report

rehabilitation. (A copy of Mr. Perona's report is attached.)

In response to a concern from residents regarding the redwood trees dropping needles, Mr. Perona explained that needle drop at this time of the year is normal and part of the growth cycle.

#### LANDSCAPE COMMITTEE – Randall Morgan, Chair

Jay Berman reported on behalf of Mr. Morgan that there are common complaints from residents regarding the types of plants that are installed. It was noted that there are 32 acres of turf and 96 acres of planted areas which means that not every area is maintained every week. Residents are reminded to call the Service Order Desk at MOD to report routine problems such as broken sprinkler heads, tree limbs hitting a roof, leaf buildup on stairs, etc. Specific landscape requests should be directed to the individual district landscape representatives.

Landscape  
Committee

#### CERT PRESENTATION – Mary England

Ms. England reported that the CERT (Community Emergency Response Team) motto is, "Do the most we can for as many as we can as fast as we can." She presented a slide show emphasizing that residents must be prepared to be self-sufficient for 5-7 days. Necessities in a disaster include an Evac Pac, medications, water, food, sturdy shoes, and a first aid kit.

CERT  
Presentation

CERT requests the Mutual organize an Emergency Preparedness Committee and appropriate funds for learning materials, whistles, ladders, etc.

(A written copy of the slide show presentation is attached.)

#### RESIDENTS' FORUM

Virginia Holmes, Golden Rain – Entry 13, asked about the alteration permit procedure and why there are so many delays in the inspection process. Mr. Donner will follow up on her concerns.

Residents' Forum

Marcia Perry, Golden Rain – Entry 2, asked for a clarification of the window covering policy for verandas and balconies. She reported one manor has installed white window panels instead of basswood blinds that are on all the other windows in that row. There are also paintings hanging in the windows that face out. Ms. Perry believes the windows in question are in violation of policy. The Board will investigate this matter further.

Hugh Grey, Golden Rain – Entry 25, recommends the Board continue to maintain the building and landscape components and keep the reserves healthy.

Jiayi Zhou, Golden Rain – Entry 8, requests the Mutual build a shortcut path for pedestrians and golf carts from Golden Rain Road – Entry 7 to the Del Valle Clubhouse parking lot and the dog park. Mr. Nutley reported that this matter was studied several years ago and it was determined not to be cost effective as the

