

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 24, 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, September 24, 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; and Dyann Paradise, Administrative Secretary.

Mr. Fredlund welcomed the 20 residents in attendance.

APPROVAL OF MINUTES

Ms. Brooks-Gilbert moved to approve the minutes of the August 27, 2010 regular meeting as written and reviewed. Ms. Adams seconded, and the motion carried without dissent.

Approval of
Minutes

INTRODUCTION OF TONY GRAFALS

Mr. Grafals introduced himself and explained his basic legal responsibilities and insurance matters.

Introduction of
General Counsel

RESIDENTS' FORUM

John Nutley, Golden Rain – Entry 11, commented that the primary concern of a budget is to determine what needs to be done and then to consider the cost factors involved. Then what needs to be determined is what the Mutual can afford to do within the budgetary constraints.

Residents' Forum

Lonnie Pannell, Golden Rain – Entry 6, asked if the Board would consider installing fencing in the park at Entry 7 on Golden Rain to create a dog park. She also commented that the walkway near the laundry room in Entry 7 needs a handrail or trimming of the oleanders to keep a clear path. Mr. Perona will be asked to follow up on this matter.

Hugh Grey, Golden Rain – Entry 25, thanked the Board for their hard work on the 2011 budget.

Jerry Priebat, Golden Rain – Entry 18, expressed his concerns about any increase in the Mutual portion of the 2011 budget and asked that the Board carefully consider cutting back on expenses that are not necessary.

Lee Jacoby, Pine Knoll – Entry 4, requested that the Board consider starting the monthly meeting at 1:15 p.m. instead of 1:00 p.m. She also commented that the laundry room cleaning crew is not doing their job thoroughly. Mr. Donner will pass along this concern to the job coach. She also commented that several of the fence boards in various locations in the entry are cracking and peeling. Mr. Hughs will follow up.

PRESIDENT'S REPORT – Mel Fredlund

Issues to be discussed at the September Presidents' Forum: examination of the procedures in the Manor Records Department and the MOD management fee.

Presidents'
Report

Mr. Fredlund reported that there are currently 32 leased manors. Share loans in August total \$140,000. There were 6 resales in August at a median price of \$153,475, with 90 resales year to date at a median price of \$135,000.

The Mutual now owns another manor. It will be marketed for sale very soon.

TREASURER'S REPORT – Sally Nordwall

The Mutual is in very good financial condition. It is \$80,000 ahead of budget year to date through August. Delinquencies are minimal and payment arrangements have been made on most accounts that are 90 days or more delinquent.

Treasurer's
Report

Ms. Nordwall encouraged all members to sign up for automatic coupon payments with their bank to avoid having to write a monthly check for the coupon.

BUDGET AND FINANCE COMMITTEE REPORT – Sheryl Almon

Spending is very close to budget forecasts. Most of the \$80,000 that is ahead of budget is represented by an MOD dividend.

Budget and
Finance
Committee
Report

The Committee recommends a \$5.21 increase per manor per month for the Mutual's portion of the 2011 budget.

Reserves are fully funded currently. Additional buildings may be painted ahead of schedule in 2011 if funds are available.

MUTUAL OPERATIONS REPORT – Doug Hughs

Mr. Hughs reported that the carpenters are working at Entry 10 on Oakmont Drive and are finishing at Tice Creek Entry 1 and Rockledge Entry 9. Work will begin soon at 2329 Tice Creek and 3449 Golden Rain. The painting crews have completed 28 buildings and 12 carports to date. An additional 8 to 10 buildings should be completed by year's end. PG&E utility crews are working on Golden Rain Entry 23 and 25 installing an underground electrical service between transformers. They will proceed to Entry 15 on Golden Rain with this same process.

Mutual
Operations
Report

LANDSCAPE REPORT – Rich Perona

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

Landscape
Report

Mr. Perona presented a proposal from Valley Crest for rehabilitation to Rockledge Lane – Entry 5. Following review of the proposal,

Ms. Adams moved to approve the proposal from Valley Crest in the amount of \$50,298.85 to rehabilitate the landscape in Rockledge – Entry 5 as a reserve expense. Ms. Nordwall seconded and the motion carried without dissent.

LANDSCAPE COMMITTEE – Randall Morgan

No report.

Landscape
Committee

NEW RESIDENT ORIENTATION – Jerry Priebat

Mr. Priebat reported a successful meeting this month with 12 new residents.

New Residents
Orientation

POLICY COMMITTEE – Mel Fredlund

No report.

Policy Committee

UNFINISHED BUSINESS

Approval of the 2011 budget will defer pending the Golden Rain Foundation's approval of its portion of the coupon.

Unfinished
Business

NEW BUSINESS

Mary England requested that the Board form a standing committee for Safety/Disaster Response.

New Business

The Board plans to be in on-going discussions of the structure and guidelines for installation of rooftop solar panels and solar energy systems.

ANNOUNCEMENTS

A copy of the resale report is attached.

Announcements

Annual Meeting – Tuesday, October 5, 2010 at 10:00 a.m. in Las Trampas

Regular board meeting – Friday, October 22, 2010 at 1:00 p.m., Delta Room

ADJOURNMENT

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

Adjournment

Barbara Brooks-Gilbert, Secretary
First Walnut Creek Mutual