

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, SEPTEMBER 23, 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, September 23, 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
Sally Nordwall, Treasurer, District 1
Barbara Gilbert, Secretary, District 2

Attendance

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

President Fredlund welcomed the 19 residents in attendance.

APPROVAL OF MINUTES

Ms. Nordwall moved to approve the minutes of the regular Board meeting of August 26, 2011 as written and reviewed. Ms. Gilbert seconded and the motion carried without dissent.

Approval of
Minutes

RESIDENTS' FORUM

Barry Elfant, Oakmont – Entry 9, reported the new trees and shrubs near the entry sign are not thriving. Mr. Perona will follow up.

Residents'
Forum

Hugh Grey, Golden Rain – Entry 25, commented that it is important that the Mutual maintain adequate reserves and keep proper maintenance.

Lonnie Pannell, Golden Rain – Entry 7, thanked Mr. Perona and Mr. Hughs for the new walkway near the laundry in Entry 7, however it still needs a handrail. Mr. Hughs will determine if a handrail is warranted. Ms. Pannell also asked that the empty lot in Entry 7 be transformed into a dog park. The Board will take that suggestion under advisement.

Mary England, Fairlawn Court – Entry 5, asked the Board to “hold tight” on the budget for 2012, especially since the GRF portion of the coupon is expected to increase.

PRESIDENTS' REPORT

Mr. Fredlund announced that Director Randall Morgan had recently resigned. The Board will be seeking candidates from District 4 to replace the position on the Board of Directors by appointment. Interviews will be conducted in the next few weeks.

Presidents'
Report

The Board will be considering options regarding charging of electric vehicles.

The next Presidents' Forum will be held on September 26, 2011.

TREASURER'S REPORT – Sally Nordwall

Mr. Nordwall reported there were 18 resales in August with a median price of \$121,000. Year to date there have been 94 resales with a median price of \$134,500. In the past month there have been 2 share loans each in the amount of \$65,000 for purchase of a manor.

Treasurer's
Report

The Mutual is in good financial condition. Ms. Nordwall explained that delinquencies are minimal and are being monitored.

The Board is reviewing the 2012 budget. The GRF portion of the coupon and the insurance premium are not known at this time. As soon as the GRF portion is known, it will be placed into the 2012 budget. The insurance premium will be an estimate because the exact amount will not be known until after the beginning of the year.

BUDGET AND FINANCE COMMITTEE REPORT – Sheryl Almon

Ms. Almon reported the Mutual exceeded budgeted expenses by \$34,000 as of August 31, 2011 due mostly to expenses in landscape maintenance, utilities, and professional services. Building maintenance, insurance, and general administration were favorable to budget nearly \$23,000. Revenues were favorable to budget \$14,000.

Budget and
Finance
Committee
Report

The Committee recommends an increase in the reserves in 2012 for a step up to fund reserve projects for railings, roofing, and painting in order to get back to a recommended cycle for those components. Overall the coupon increase being recommended is less than 1 percent. Banking costs are down.

The Board will vote on the proposed 2012 budget at the October Board meeting.

MUTUAL OPERATIONS REPORT – Doug Hughs

Mr. Hughs reported PG&E crews are working at Pine Knoll Entry 5-7 installing new underground conduit for new electrical lines. Carpentry on Golden Rain Road should be completed in early October. The painters have completed 32 buildings, 10 laundry rooms, and 20 carports. (A copy of Mr. Hughs' report is attached.)

MOD 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 landscape report is attached.)

Landscape Report

Mr. Perona asked residents to report immediately to MOD any activity by raccoons or skunks. Such activity is evident by torn-up turf and dug-up ground.

ORIENTATION – Jerry Priebat

The next New Resident Orientation is scheduled for Tuesday, November 15 at 10:00 a.m. in the Delta Room at Del Valle.

Orientation

SAFETY AND DISASTER RESPONSE COMMITTEE – Marilyn Hoffpauir

Ms. Hoffpauir reported that a recent committee meeting was well-attended and resulted in a great deal of resident input. The Map Your Neighborhood program has become a top priority. Some new volunteers have applied and additional ones are still needed.

Safety and Disaster Response Committee

The next meeting will be November 16, 2011 at 9:30 a.m. in the Board Room in Gateway complex.

POLICIES – Mel Fredlund

The proposed revised policies have been reviewed by legal counsel and will be presented to the Board for review.

Policies

UNFINISHED BUSINESS

None.

Unfinished Business

ADJOURNMENT

Having no further business, the meeting adjourned at 1:55 p.m.

Adjournment

The Annual Meeting will be held on Tuesday, October 4, 2011 at 10:00 a.m. in the Las Trampas Room at Hillside Clubhouse. Director Sue Adams was re-elected by acclamation of the membership and will again be seated on the Board of Directors for another term.

The next regular meeting of the Board is scheduled for Friday, October 28, 2011 at 1:00 p.m. in the Delta Room at Del Valle Clubhouse.

/s/ _____
Barbara Gilbert, Secretary
First Walnut Creek Mutual