

MINUTES

FIRST WALNUT CREEK MUTUAL
ACC MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 11, 2021 AT 11:00 A.M.
ZOOM MEETING

President John Moe called to order the ACC meeting of the Board of Directors of First Walnut Creek Mutual on Monday, January 11, 2021 at 11:00 a.m. (Zoom Meeting)

PRESENT: John Moe, President, District 3
Gerald Priebat, 2nd Vice President, District 2
Peggy Kaiser, Secretary, District 5

EXCUSED: Tom Hansen, 1st Vice President, District 1
Pat Donahue, Treasurer, District 4

Staff was represented by Anne Paone, Assistant Secretary
Bill Parsons, Inspector

Six residents were in attendance.

ALTERATIONS

The Board of Directors, as the ACC Committee, discussed alteration application #45850 – 1152 Fairlawn Ct. #1 – Steven Chapman.

Bill Parsons explained that the plans submitted to the Alterations Department were for a San Franciscan total remodel. Contractor, Mr. Fred L'Estrange reported it will take about 4 months to do the project, dependent on the City of Walnut Creek and the scheduling of permits. Mr. Priebat reminded the contractor that he needs to notify neighbors when water will be turned off or when jack hammering will be done. Sheetrock will be placed over the popcorn ceiling. The contractor stated that the ceiling will be encapsulated if it has asbestos. Covering in this manner is less expensive.

Mr. Priebat moved to approve the alteration as presented. Ms. Kaiser seconded and the motion carried without dissent.

Alteration #45831 – 3141 Golden Rain Rd. #2 – Tom Kamali

Mr. Parsons explained the plans submitted were to enclose ½ of the balcony, upgrade the kitchen and bathrooms and add ½ bath and install new windows. The ½ bath will be by the front door. Plumbing will be under the building. Ms. Kaiser asked about water noise. Mr. Parsons reported that cast iron can mitigate the sound.

Mr. Priebat moved to approve the alteration with the condition that Mr. Parsons add requirements to the alteration's conditions, which includes insulating the water pipes. Ms. Kaiser seconded and the motion carried without dissent.

Mr. Parsons will add the Board's requests to the conditions section of the application.

Alteration #44937 – 2525 Golden Rain Rd. #8 – Doo Wha Sung

Mr. Parsons explained this is a Sonoma and the plans are for a partial enclosure to the balcony, remodeling of the bathroom, addition of a full bath, new windows, and an electric plug-in fireplace.

Mr. Sung is the owner, but is using a contractor-Morrissey Consulting. The Board had questions and without the owner or contractor present decided to send this to an executive session. The Board also asked for Mr. Parson's impression of the work this contractor has done in the past.

Mr. Priebat moved to table this item for a future scheduled executive session and the Mutual attorney will be consulted. Ms. Kaiser seconded and the motion carried without dissent.

RESIDENTS' FORUM

A resident asked who to call if a contractor is violating the rules. She was advised to call the Alterations department and an inspector will go out to check. If there is no noticeable action, she should then contact the Board.

Mr. Parsons explained they receive about 120 applications each month and they try to stay on top of things.

ADJOURNMENT

Having no further business, the meeting adjourned at 12:05 p.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual