



FIRST WALNUT CREEK MUTUAL

ARCHITECTURAL CONTROL COMMITTEE MEETING

Tuesday, June 4, 2024 at 10:00 a.m.

Meeting was Conducted In Person and Virtually

Gateway Clubhouse – Board Room
1001 Golden Rain Road, Walnut Creek, CA 94595

MINUTES

Call to Order

President England called the meeting to order at 10:01 a.m.

Roll Call of Directors Present

Mary A. England – President – District 5
Peter Catalano – 1st Vice President – District 4 – Absent
Young Chung – 2nd Vice President – District 3
Jen Moreau – Secretary – District 2 – Absent
Jean Autrey – Treasurer – District 1

Mutual Operations Staff

Bill Parsons – Resales/Alterations Supervisor
Victoria Thomas – Board Services Coordinator

Members' Forum

Members were afforded the opportunity to express their concerns, make comments, or have questions for the Board. Comments included:

- Items placed in common areas.
- 2nd alteration on agenda – Board needs to familiarize themselves with the Occupancy Agreement Sections 10 and 12. Policies Manual Section #: 4, 11, and 15. Manors are remodeled by commercial flippers that cause disruption to neighbors and violates the policy manual.
- Total remodel on an agenda needs to be clarified.
- Minutes should reflect what alterations are being done.
- Members should be notified of when projects receive city permit and begin work.

Topics

- a. Alt #50757 – 1108 Oakmont #2 – Bathroom remodel and ½ bath addition – San Franciscan model

Contractor is Eugene Construction. Architect is Christopher Anderson.

Alterations include: Add ½ bath in the hallway that will have an exhaust fan. Plans to move the washer and dryer into the closet, which will reduce the size of the master bedroom. Add recessed lighting (electrical was previously upgraded). Change some plumbing drainage.

Parsons has no concerns with the alteration plans and approves them.

*Motion made by England, seconded by Chung, to approve alteration application #50757.
Approved by unanimous vote. (3-0)*

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- b. ALT #50756 – 1601 Oakmont #6 – Total remodel, add a bathroom, and enclose half of the balcony – Sonoma model

Contractor is Guobing Chen.

Alterations include: Upgrade appliances in kitchen, add a full bathroom, enclose half of the balcony, and taking half of the deck to make a den. The Committee required the member add QuietRock noise suppression drywall and insulation to the bathroom.

Parsons has no concerns with the alteration plans and approves them.

*Motion made by England, seconded by Chung, to approve alteration application #50756.
Approved by unanimous vote. (3-0)*

Adjournment

There being no further business, the Committee Meeting was adjourned at 10:34 a.m.