

NOTICE  
FIRST WALNUT CREEK MUTUAL  
**A G E N D A**  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, JULY 22, 2022 AT 10:00 A.M.  
ZOOM

Due to concerns regarding the Covid variants, this meeting will be held via Zoom.

For video/audio participation on your laptop, tablet or smartphone, enter <https://rossmoor.zoom.us/j/83151917462> Meeting ID: 831 5191 7462 in your browser and follow the on-screen instructions to enter the meeting. Be sure to have your computer speakers turned on.

For audio only, dial 669-900-6833 on your phone and enter Meeting ID. 831 5191 7462 at the prompt.

\*\*\*For technical support to join a meeting, contact I.T. at 925.988.5555.  
[support@rossmoor.com](mailto:support@rossmoor.com)

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A. <u>ROLL CALL</u>	Jean Autrey	President	District 1
	John Moe	1 <sup>st</sup> Vice President	District 3
	Peggy Kaiser	2 <sup>nd</sup> Vice President	District 5
	Pat Donahue	Treasurer	District 4
	Elizabeth Copley	Secretary	District 2

B. CONSENT CALENDAR

MINUTES: June 24, 2022 Regular Board Meeting  
July 8, 2022 Regular Board meeting  
June 24, 2022 Executive Session Meeting  
Motion to certify Board's compliance with Civil Code Section 5500

C. RESIDENTS' FORUM *(Please use the microphone and limit presentations to 3 minutes)*

D. REPORTS

1. Landscape – *John Tawaststjerna*
  - a. General Work
  - b. Landscape Committee – *Next meeting: TBA*
2. Treasurer
  - a. Treasurer's Report – *Pat Donahue/Joel Lesser*
  - b. Budget and Finance Committee Report – *Andrea Szentirmai*
3. Mutual Operations – *Paul Donner and Doug Hughs*
  - a. General work
4. Recycle/Composting – *John Moe*
5. President's Forum Report – *Jean Autrey*
6. New Resident Orientation – *Jerry Priebat*  
*Next orientation: August 9, 2022 – 10:00 AM Donner Room-Event Center*

E. UNFINISHED BUSINESS

1. Policy Section 20 – BBQ, Balconies, Porches & Decks
2. FWCM electrical billing rates fees [for use of common area outlets]
3. How to 'notice' registered golf cart owners? Discuss
4. Safety office provide hand out to residents registering a cart? Discuss

5. Slightly improve Section 3 language regarding electrical fees? Discuss
6. Drought car washing [allowed? Are residents aware? ] Clarify
7. Security items, criteria for adding additional lights, such as motion activated lights?
8. Policy 1 Alterations - add requirements during alterations

F. NEW BUSINESS

1. Treatment of 2021 operating surplus – discuss
2. Proposed Exceptional Service Award program – Discussion
3. Proposed Purchase of \$150 Zoom License for Budget & Finance Committee  
– Discussion/Motion
4. Proposed Notice to be Sent Upon the Death of a member – Discussion
5. 10-Year planning Committee Recommendations – Discussion
  - Create Board of Director Job Description
  - Create an Education Process for Board
  - Join CAI
  - Enlarge Board by Expanding to 9 Districts and 9 Directors
  - Charter & Create a FWCM Standing Governance Committee
  - Appoint Mutual officers with Authority to issue Violation Notices
6. New buyer meeting, provide more guidance during this meeting?
7. Annual disclosure booklet, consider info to include
8. Filling committee vacancies
9. August 5, landscape meeting, no chair

G. ANNOUNCEMENTS

- H. ADJOURNMENT – Executive Session to follow re: Member Issues, Contracts, Legal  
**Regular Board Meeting: August 12, 2022 10:00 a.m. Zoom**