

FIRST WALNUT CREEK MUTUAL  
**A G E N D A**  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, NOVEMBER 19, 2021 AT 10:00 A.M.

Zoom

<https://rossmoor.zoom.us/j/88596048521>

Meeting ID: 885 9604 8521

Dial by your location

+1 669 900 6833 US (San Jose)

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- A. ROLL CALL
- |                  |                                |            |
|------------------|--------------------------------|------------|
| 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: October 22, 2021 Regular Session Board Meeting  
October 22, 2021 Executive Session Meeting  
October 12, 2021 Annual Meeting Minutes  
October 12, 2021 Organizational Meeting Minutes
- 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
- Landscape – *Rebecca Pollon*
    - General Work
      - Landscape Maintenance Contract
      - Discussion and/or Approval of Standardized Mutual Landscape Policy
    - Landscape Committee – *Next meeting: TBA*
  - Treasurer
    - Treasurer's Report – *Pat Donahue/Joel Lesser*
    - Budget and Finance Committee Report – *Andrea Szentirmai*
  - Mutual Operations – *Paul Donner and Doug Hughs*
    - General work
  - Recycle/Composting – *John Moe*
  - Planning Resource Committee
  - President – *Jean Autrey*
  - New Resident Orientation  
*Next orientation: TBA*
- E. UNFINISHED BUSINESS
- Rental policy – clarify the move in/move out fee (Autrey)
  - Adoption of: Subleasing; Balconies; and BBQ Policies (Autrey)
  - EV charging policy (Moe) (Kaiser)
  - Develop plan to enforce policies mutual wide (Kaiser)
  - Mutual's Electrical fees insufficient (Kaiser)
- F. NEW BUSINESS
- Alteration Reports – change the report so that it still comes out monthly but includes 6 months of activity (Autrey)

2. Establish a regular mid-month meeting (that can be cancelled if there is no need). (Autrey)
3. No Smoking Policy – Fire Hazard (Copley)
4. Memorandum on solar policy including a PPA for First Mutual electricity and Shared Solar, equitable allocation to equitable accessibility. (Moe)
5. Article 13 of bylaws-yearly committee appointments, how to solicit applications, when to make appointments
6. Extension cords, plugged in, running into storage closets - safety issue - Is Section 3.A.16 clear enough
7. Battery chargers for any purpose should follow Section 3.A.10 (5-7 Kaiser)

G. ANNOUNCEMENTS

H. ADJOURNMENT – Executive Session to follow re: Member Issues, Contracts, Legal

**Next Meeting: Board Meeting – January 28, 2022 10:00 a.m. via Zoom (?)**