

FIRST WALNUT CREEK MUTUAL
FIFTY-FOURTH ANNUAL MEETING OF MEMBERS
TUESDAY, OCTOBER 12, 2021 AT 10:00 A.M.
ZOOM

President, John Moe, called to order the Fifty-Fourth Annual Meeting of Members at 10:00 a.m. on Tuesday, October 12, 2021 via ZOOM.

PRESENT: John Moe, President, District 3
Jean Autrey, 1st Vice President, District 1
Gerald Priebat, 2nd Vice President, District 2
Patricia Donahue, Treasurer, District 4
Peggy Kaiser, Secretary, District 5

ABSENT: None

Mutual Operations was represented by Paul Donner, Director of Mutual Operations; Doug Hughs, Building Maintenance Manager; Jo Ann Cooper Financial Analyst; and Anne Paone, Administrative Secretary.

Joel Lesser, Chief Financial Officer - Excused

Rebecca Pollon, Landscape Manager - Excused

Mr. Moe welcomed the thirty-four residents who were present. He also introduced the Board and MOD staff in attendance.

CERTIFICATION OF NOTICE – Anne Paone, Administrative Secretary

Administrative Secretary, Anne Paone, read the Certification of Notice for the Annual Meeting of October 12, 2021 certifying that, pursuant to Article 7, Section 7.3 of the Bylaws of First Walnut Creek Mutual, notices of the location, date and time of the Annual Meeting were published in the *Rossmoor News* on September 29th, and October 6th and the meeting was included on the calendar posted on the First Walnut Creek Mutual website.

Treasurer

Ms. Donahue reported that the Mutual is on budget as of the year-ending in August. The total revenue YTD is \$17,739,000. Utilities-water is over budget and plumbing is over budgt in Building Maintenance. There are some delinquent 3rd-party billings, as well as some delinquent coupon payments. The Board is following up on those delinquencies and making progress.

Landscape

Mr. Donner read Ms. Pollan's report as follows:

The FWCM Landscape Committee has been hard at work this year, paving the way for much work to be accomplished. So far, we have completed the following major projects:

- Golden Rain 16 entry rehab
- Phase I Juniper removals/Fire safety projects

- Batch I Resident requests and projects
- Pine Knoll/Golden Rain Road perennial color spot
- Golden Rain Road entries perennial spots (multiple)
- Mulching of selected entries
- GR 1548, 1608 building landscape rehabs

The following tree work has also been completed:

- District 4 Liquidambar pruning
- Phasing out of several declining Monterey Pines including 11 above Rockledge entry 8, 4 along Golden Rain Road, and several more

We are currently under construction of the Batch II projects and in the process of obtaining proposals for Batch III.

In late October and November, we will be evaluating all the plant replacement requests in preparation for planting during the cool season.

2021 ANNUAL GOALS

- Entryway and simple removal replacements-**complete***
- Golden Rain 16 rehab-**complete***
- Pine Knoll/Golden Rain corner renovation-**complete***
- 'Batch 1' projects (see spreadsheet)-**Complete***
- 'Batch II projects (see spreadsheet)- **in progress***
- Cont. Juniper removals-**in progress***
- Cont. Monterey Pine removals-**in progress***

Building Maintenance

Mr. Hughs reported as follows:

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FIRE BUILDING 2925 Golden Rain Road- We have completed the work and moved back in 1 of the 6 affected residents. The second unit we hope to complete by the end of October. These 2 units were those on the periphery of the fire and so had only minimal smoke and water damage. The remaining 4 damaged units will take significantly longer to complete. Along with this I am working with our Project Manager, insurance adjusters and architects to start on weatherproofing the damaged roof areas for this winter while also getting new replacement roof trusses designed and built so that they can be installed next spring. The Architect and Structural engineer will be starting the drawings for this work ASAP.

STOVE CONNECTIONS- Pure Electric is currently scheduling the oven and stove top electrical inspections.

Mr. Hughs reported that the plumbing is aging. There are more and more leaks

occurring. He advised the membership that if it is not an emergency they should call the work order desk during regular business hours. Labor rates are very high. It can cost \$600 for someone to come out after hours. The Mutual owns all the water lines within the entries.

If you need to get in touch with Pure Electric, their number is: 925.634.6802.

PROPOSED 2022 BUDGET

Mr. Donner gave a summary of the proposed budget for 2022. He advised the membership that there are 3 parts to consider. The operating fund is for day-to-day maintenance and repairs. The reserve fund is for repair and replacement of major components over 30 years, such as asphalt and painting. The GRF portion is to maintain Trust facilities such as pools, golf course, clubhouses, GRF streets, cable T.V., etc.

Mr. Donner went line-by-line through the budget.

Insurance is partly based on the loss history of Rossmoor and the fires in California. Management will have a slight increase due to the hiring of an employee in accounting and a part-time employee. Landscape will be increased by \$1.99 due to contract increases. There will be the same level of service. Utilities will increase by \$10.50 mostly due to water usage. Working Capital will see a decrease of \$60.64 as the Mutual gets closer to its goal.

The increase over the 2021 budget will be \$45.47. The total coupon per manor per month will be \$939.47. This is an increase of 5.1%. Mr. Donner reported that there is a slight chance that there might be some changes.

Residents were encouraged to ask any questions pertaining to the budget. Mr. Donner did an excellent presentation and there were no comments.

PRESIDENT'S REPORT

Mr. Moe thanked the Board and all of the participation from the residents in FWCM meetings. He thanked the staff. He stated that Mr. Hughs is always so professional. It is a pleasure to work with Ms. Pollon. She is very helpful. He acknowledged Paul Moderacki for his efforts on the Solar Committee. He is pleased the Mutual has a Master Sustainability Planning Committee. The Mutual needs to look to the future. The Mutual also needs to find a way to deal with aging pipes and aging electricity. The Board needs to update the solar policy and to address EV Charging.

RESIDENTS' FORUM

Resident briefly talked about the new committee meeting. It was an excellent meeting with 11 participants. They are looking for volunteers for the committee.

Resident thanked the Board for their service and asked if the Board would allow using 15 amps to charge cars, at least for now.

Resident asked what changes might be made to the solar policy.

Resident thanked Mr. Donner for a great presentation of the 2022 budget. He would like the Board to consider shared solar. He suggested using SWCM's charging policy for now.

Resident thanked the staff, Board directors, and committee members.

Resident stated the Mutual needs to know where all of the water lines are located. He thanked the Board directors for their service.

Resident expressed concern about water lines and repairs. Ms. Autrey reported that there is not a line in reserves for water lines.

Resident stated that the biggest issue is water and electrical lines. Perhaps the Mutual can look at Federal or State funding for some help.

RESULTS OF ELECTION and ANNOUNCEMENT OF ELECTED DIRECTORS

Mr. Moe reported that Elizabeth Copley was elected to District 2 by acclamation. Ms. Donahue won the election for District 4 with 95 votes. Harold Williams received 77 votes and Peter Catalano received 16 votes. There were a total of 188 votes cast.

Ms. Copley and Ms. Donahue will serve a 3-year term on the Board.

Mr. Moe reported that Mr. Priebat's term has concluded. He stated that it has been an honor and a pleasure to work with him.

Mr. Priebat said it has been a privilege and a pleasure to work on the Board and with the staff. Paul Donner's wisdom has been so helpful. Doug Hughs knows every detail about the buildings and is always polite and smiling. Ms. Pollon is very helpful. Mr. Parsons is also helpful and explains alterations to the Board. Karen Kruth in member Records is helpful in tracking down relatives of members. Anne Paone has been super helpful. She takes on a big load and always with a smile.

Mr. Moe added that Anne Paone is very personable and takes on extra jobs to help the Mutual.

Mr. Donner stated that he has worked with Mr. Priebat since 1991. He worked on Gateway, the Event Center and Peacock Hall. Mr. Priebat worked with the Board to get the Mutual back to GRF management. He wished Jerry well in his retirement from the Board.

ANNOUNCEMENTS

Mr. Moe announced there would be an Organizational Meeting immediately following adjournment of the Annual Meeting. Ms. Paone has been appointed as the Chair Pro Tem for that meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:12 a.m. to an organizational meeting to elect officers.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual