

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 23, 2021 AT 10:00 A.M. ZOOM MEETING

President John Moe called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, April 23, 2021 at 10:00 a.m. (Zoom Meeting)

PRESENT: John Moe, President, District 3
 Tom Hansen, 1st Vice President, District 1
 Gerald Priebat, 2nd Vice President, District 2
 Pat Donahue, Treasurer, District 4
 Peggy Kaiser, Secretary, District 5

EXCUSED: None

Staff was represented by Paul Donner, Mutual Operations Director; Joel Lesser, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; Rebecca Pollon, Landscape Manager. Anne Paone, Administrative Secretary.

Mr. Moe welcomed 20 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

March 26, 2021 Regular Session Board Meeting

Certify compliance with Civil Code #5500.

Ms. Donahue moved to approve the consent calendar as presented. Mr. Hanson seconded and the motion carried without dissent.

RESIDENTS' FORUM

Resident asked about the status of the Management Agreement. She also asked if there has been any opposition to the Rental Law.

Resident stated that a solar microgrid could replace outside the electrical junction boxes. Mr. Hughes reported they are not junction boxes, but circuit breakers. They would have to be rebuilt.

LANDSCAPE REPORT

Landscape Manager, Rebecca Pollon, that once approved by the city, the Italian Cypress on Golden Rain, Entry 16 can be removed. It will be done during the renovation.

Perennial beds are installed on Golden Rain and mulching is underway at Golden Rain E17-29 and parts of Pine Knoll.

Ms. Pollon presented proposals to the Board.

Mr. Priebat moved to approve proposals in the amount of \$44,472 for Irrigation. Funds to be taken from the Operating Fund, Reserve Fund, and Irrigation. Ms. Donahue seconded and the motion carried without dissent.

LANDSCAPE COMMITTEE REPORT

Sandra Crinion reported that they have had meetings via Zoom. The resident attendance has been low. Ms. Pollon reviewed the E16 proposal. Curtis and Ms. Crinion are working on color spots. Irrigation uses about half of the water that is used in the Mutual. M The rest is domestic use by the residents. The next meeting will be on June 4th at 11:00 a.m. She had a request to hold it outdoors.

Mr. Priebat asked Ms. Pollon if she will be getting rid of the wild shrubs behind his area. Ms. Pollon reported that she cannot do much by the creek. Another agency is responsible for it. The fire department does not consider the bushes to be too flammable.

TREASURER'S REPORT

Ms. Donahue reported that the Budget & Finance Committee did not meet this past month. They are changing their meeting date to the third Friday of the month at 1:00 pm beginning in May.

The March financials showed utilities-water- was over budget. The budget looks good for the year-to-date. Building Maintenance, custodial and professional services were over budget. There are several delinquencies. The cash reserves need to be invested.(US Treasury and CDs.) The interest rate on CDS is very low.

Ms. Donahue moved to approve investing reserve funds in the Seep Account. Mr. Moe seconded. After discussion, Ms. Donahue withdrew her motion.

Mr. Lesser and Tess Haskett will get more information for the Board. The Board will hold off on investing until they have all the information. This is tabled to the next meeting.

The March YTD financials show the Operating Fund balance is \$487,924 and the Reserve Fund balance is \$6,521,200.

BUDGET & FINANCE COMMITTEE

No report

MUTUAL OPERATIONS REPORT

Mr. Hughs reported as follows:

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CARPENTRY AND PAINT- Carpenters have been working on 1932 and 3433 Golden Rain Road as well as 2016 Pine Knoll Drive, entry 1. They will then be moving onto 2401, 2441 and 2449 Pine Knoll Drive, entry 5 next week. Painters are working on 1501 Oakmont Drive, entry 11 and 1133 Golden Rain Road, entry 4.

We are keeping an extra close eye on carpentry rehab costs since the price of wood products has skyrocketed over 110% over the past year due to unexpected demand driven primarily by Covid lockdown constraints.

ROOFING- Frank Fiala Roofing plans to start our roofing replacement work next week.

They will begin at 2345 Tice Creek Drive, entry 1 next week Wednesday.

GAUTHIERS CONTRACT RENEWAL- Our Contract with Gauthiers Construction, our day to day General Contractor, is set to expire on May 3rd. He has sent us a renewal amendment to extend his Contract for an additional 5 years and to lock in his hourly labor rate at \$67.00/hour. This is a \$2.00/hr. increase from his previous rate of \$65.00/hr. This new amendment would extend the Contract to May 3rd, 2026. We would like to ask for an approval of this Contract extension.

Mr. Priebat moved to extend the contract for 5 years to 2026 at the hourly rate of \$65.00. Mr. Moe seconded and the motion carried without dissent.

RECYCLE/COMPOSTING

Mr. Moe reported the problems are ongoing. No solutions yet. A yellow tag means the recycle bin is contaminated. No plastic bags should be in the recycle bin. The bin will go to the landfill, not recycling, and the Mutual is charged.

PRESIDENT'S REPORT

The next meeting will be held on Monday, April 26, 2021.

ORIENTATION – Gerald Priebat

Mr. Priebat reported that the next orientation meeting will be held via Zoom on May 11 at 10:00 a.m.

SOLAR TECH COMMITTEE

Mr. Moderacki reported the committee had 2 meetings and 1 meeting with the partner. The committee has added several members. TableRock is to partner with FWCM. They have a long history of dealing with financial management. The fee is \$65,000 for a preliminary design. This would eliminate upfront costs for residents. They will analyze the savings for residents. They will look at the microgrid in phase 2. The Mutual's main breaker panels are 50 years old. They would be replaced as part of the project.

Mr. Moe reported they are looking at solar panels for the Mutual with placement on the carports. This would include electric vehicle charging.

UNFINISHED BUSINESS

Ms. Kaiser reported that it is difficult to get errors on the Republic Services invoices corrected.

NEW BUSINESS

Rental Policy tabled to May meeting.

ANNOUNCEMENTS

The next regular Board meeting: Friday, May 28, 2021 at 10:00 a.m. (ZOOM Meeting)

ADJOURNMENT

Having no further business, the meeting adjourned at 11:05 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual