

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, APRIL 8, 2022 AT 10:00 A.M. ZOOM

President Jean Autrey called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, April 8, 2022 at 10:00 a.m. via Zoom.

PRESENT: 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

EXCUSED: Elizabeth Copley, Secretary, District 2

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 9 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

March 11, 2022 Regular Session Board Meeting

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

A voice vote was taken. All Board voted Aye.

#### RESIDENTS' FORUM

No questions or comments.

#### UNFINISHED BUSINESS

1. Policy 1.0 – Standard vs non-Standard

Ms. Kaiser stated that the Board should insist Alterations follow FWCM policy. Ms. Autrey stated the Board should look closely at what is considered standard. She will then send it to Bill Parsons and the new coordinator and advise them this is what the Board wants followed.

2. Discuss B&F Recommendation on EV Charging Fees

Ms. Autrey recommended sending this back to the B&F committee to review. The Board agreed to send it back to them.

3. Policies

Discussion on Shared Solar, Policy #27.0. The Board agreed to a revote.

Ms. Kaiser moved to reconsider sending Policy #27.0 out to the membership for comments. Ms. Autrey seconded. Motion failed 2-2.

Voice vote: Autrey-yes, Moe-no, Donahue-yes, Kaiser-no

Assistant Secretary Paone was advised not to send Policy #27.0 to the membership yet.

The Board discussed staying with the current proposed Policies #20.0 and #7.0. Ms. Autrey stated they should go out to the membership for comments. Ms. Donahue suggested postponing this to the April 22<sup>nd</sup> Board meeting. Ms. Autrey will send Policy #20.0 to the attorney for review.

Ms. Autrey moved to send out Policy #20.0 and Policy #7.0 for comments. Ms. Donahue seconded. Motion failed 2-2.

Voice vote: Autrey-yes, Moe-no, Donahue-yes, Kaiser-no

## NEW BUSINESS

### 1. 5502 Resolutions

Ms. Autrey explained the new law which requires authorizations to transfer money from the reserve account and operating account.

*Ms. Donahue moved to approve the authorized budgeted transfers. Mr. Moe seconded and the motion carried 3-1.*

Voice vote: Autrey-yes, Moe-yes, Donahue-yes, Kaiser-no

*Ms. Donahue moved to authorize the specific transfer of funds and to appoint a committee of the Board which would be Pat Donahue and Jean Autrey. Mr. Moe seconded and the motion carried 3-1.*

Voice vote: Autrey-yes, Moe-yes, Donahue-yes, Kaiser-no

### 2. Insurance Shared Deductible

Ms. Autrey explained the Mutual that had the event pays \$10,000 and then the rest of the deductible is spread among all Mutuals on a door basis, including the Mutual that had the event.

*Ms. Donahue moved to approve the Insurance Shared Deductible. Mr. Moe seconded and the motion carried 3-1.*

Voice vote: Autrey-yes, Moe-yes, Donahue-yes, Kaiser-no

### 3. Rescind Entry 14 Garden Agreement

Ms. Autrey explained that the Board approved this agreement in December. It should now be rescinded because the landscapers have taken this area over.

Ms. Donahue moved to rescind the agreement. Ms. Kaiser seconded. Motion failed 2-2.

Voice vote: Autrey-yes, Moe-no, Donahue-yes, Kaiser-no

Ms. Autrey will speak to landscaping to get more clarity on this matter.

### 4. Legal Representation

Ms. Autrey reported that Melissa Ward has left Hughes Gill Cochrane Tinetti P.C. The Board may engage Ms. Ward at her new firm, stay with Hughes Gill or get a different attorney from another legal firm.

*Ms. Donahue moved to stay with Hughes Gill Cochrane Tinetti P.C. Ms. Autrey seconded and the motion carried 3-1.*

Voice vote: Autrey-yes, Moe-no, Donahue-yes, Kaiser-yes

5. Ms. Autrey reported that the Budget and Finance Committee has a vacancy in District 3. Since no one from that district came forward, Mr. Moe appointed Peter Catalano to that vacancy.

### 6. Review/Adopt Charter for FWCM Ad-Hoc 10 Year planning Committee

Ms. Autrey moved to establish a 10-Year Ad-Hoc Committee and identify a Board liaison to that committee. Ms. Donahue seconded. Motion failed 2-2.


Voice vote: Autrey-yes, Moe-no, Donahue-yes, Kaiser-no

## ANNOUNCEMENTS

Next meeting on April 22, 2022 at 10:00 a.m.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:35 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual