

MINUTES
FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF
DIRECTORS'FRIDAY, AUGUST 26, 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 at 10:03 a.m. via Zoom. President Autrey asked Peggy Kaiser to call the roll and take minutes in the absence of Administrative Secretary Anne Paone.

Present: Jean Autrey, President, District 1; John Moe, 1st Vice President, District 3; Peggy Kaiser, 2nd Vice President, District 5; Pat Donahue, Treasurer, District 4; Elizabeth Copley, Secretary, District 1.

Excused: None

Staff was represented by: Joel Lesser, Chief Financial Officer, Dave Peakes, Building Maintenance Manager, John Tawaststjerna, Landscape Manager. Excused were Paul Donner, Director of Mutual Operation Division and Anne Paone Administrative Secretary.

APPROVAL OF CONSENT CALENDAR consisting of minutes:

July 22, 2022 Regular Board Meeting
August 12, 2022 Regular Board Meeting
July 22, 2022 Executive Session Meeting
Certify Board's compliance with Civil Code Section 5500

Ms. Donahue moved to approve the consent calendar as presented. Ms. Copley seconded and the motion carrier without dissent.

Residents' Forum

Two residents spoke during the resident forum.

Landscape Report

Mr Tawaststjerna gave the following report:

Maintenance Report

- Deadheading of perennials
- Pruning of overgrown shrubs
- Crews are mowing the lawns every week
- Weed removal by hand and herbicide spray

Updates on Approved Work

- Turf Reduction at RL 9
 - Complete
- Turf Reduction at RL 8
 - Complete
- Turf Reduction GR 13
 - Complete
- Tree pruning behind 2573 GR
 - Scheduled Sept 7th to 9th

Work Approved by the Landscape Manager

- Tree pruning at RL E6

Regular Meeting of the Board

- Scheduled Aug 31st to Sept 2nd
- \$2,150.00 (Reserves)
- General tree pruning for OM 15
 - Not yet scheduled
 - \$2,300.00 (Reserves)
- Small lawn removal at entrance to GR 13
 - Complete
 - \$2,632.48 (Reserves)
- OM 13 Seating Area
 - Scheduled for the first week of September
 - \$2,925.16 (Reserves)
- Bench removal and install at OM 4
 - 4 ft bench
 - \$1,018.96 (Operating)

TREASURER'S REPORT

Ms. Donahue, Board Treasurer and Joel Lesser, CFO gave financial report. The July financials were just finished. The balance in Operation checking account is \$3,363,706; in Reserve account, \$7,459,744. The operating checking account includes the \$763,000 received from GRF. The August balance will reflect the \$274,000 rebate from MOD. Treasurer reported on the Account Receivables, both the unpaid reimbursement assessments and the members with unpaid monthly assessments. The board continues to work on collecting monies owed the mutual.

Budget and Finance Committee: On September 20, the monthly meeting will be a joint meeting with the board and MOD where the proposed draft budget will reviewed. The draft budget will be presented to members during the annual membership meeting on October 11. The board will vote on the 2023 budget during the October 28 board meeting.

Mutual Operation Report

Mr. Peakes reported that the carpentry and painting of buildings slated for rehab in 2022 is progressing as expected. PGE advised Mr. Peakes they expect to complete their work in the Rockledge, Oakmont area by September 1. Once completed, PGE will put out bids to repair the damage done. No timeline on that next process.

Fire damaged building, 2925 Golden Rain Road, update. The roof/truss contract was approved. However, State Roofing reported they cannot provide some of the needed products for 180 days. It will be determined if another roofing contractor can be used. The project is 2 weeks away from completion of the final interior drawings.

MOD is still working on billing the golf cart owners [Per Section 3.B.3.(iii) of policy manual] who plug into common area mutual outlets but have not signed up with accounting to pay the mutual electrical fee.

Mr. Peakes reported that Pure Electric has obtained parts needed to replace the first batch of 10 interior service panels which were part of the 53 identified by Pure during their inspections in late 2021. The board approved replacement at the January 22, 2022 board meeting.

Mr. Peakes reported that GE is still not manufacturing 27" drop-in ranges. MOD has a modest supply available for replacement of ranges that cannot be repaired.

Recycle/Composting

Mr. Moe reported that he did submit an article to the News regarding tips on how to keep green carts clean. He heard from one resident. He noted that Republic Services will swap out containers for clean ones once a year. It was asked how the board should proceed to have that done yearly?

Presidents Forum

Ms. Autrey reported that the Mutual Presidents continue to discuss the new proposed agreement between their mutual and MOD. The group discussed the issue of insurance billing vs when budgets are made. The GRF internal audit is underway. If mutuals want an audit of MOD, it was advised they'd have to pay for the cost. Search firm to find candidates for new CEO has been retained.

New Resident Orientation

The orientation scheduled for Sept 13 is cancelled. It will be rescheduled for a future date to be determined.

Unfinished Business

The document to provide information and guidance to the estate of members is not yet finalized.

New Business

1. PGE - as reported under MOD operation report, work is expected to be completed by September 1. At some point post completion, PGE will put out bids to repair damage resulting from their work. Only referencing the PGE work in Rockledge Lane/Oakmont area. It is expected that PGE will continue to do upgrade projects in other areas of the valley.
2. Reverse Mortgages - presently reverse mortgages are not available for co-operatives. Members who would like to encourage lawmakers to include co-ops, should refer to the July 29 article in the Rossmoor News. It included contact information on where members should send their letters of support.
3. Water Saving Posters/informational flyers - board would like firm figures on cost.
4. Upgrade HVAC and Furnaces Supplied by Mutual to heat pumps – Mr. Peakes opined a change to heat pumps would require planning and likely present electrical capacity would need to be increased. The 10 year planning committee may provide some recommendations on infrastructure upgrades.
5. Security Lights Motion Sensor Type on Carports – Mr. Peakes will look into the suggestion/request and report back.

Announcements

Next board meeting will be September 9, 10am on Zoom. Agenda, with zoom link, is always posted on the website.

Meeting adjourned at 11:27am.

Submitted by: Peggy Kaiser



Anne Paone, Assistant Secretary
First Walnut Creek Mutual