

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, AUGUST 28, 2020 AT 10:00 A.M. ZOOM MEETING

President Gerald Priebat called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, August 28, 2020 at 10:00 a.m. (Zoom Meeting)

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

EXCUSED: None

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

Mr. Priebat welcomed the 15 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – July 24, 2020
Executive Session Minutes – July 24, 2020
Review of financials per #5500

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

RESIDENTS' FORUM

Resident concerned about neighbor and many items in house. Mr. Priebat is aware. Resident asked to have ad hoc committee report posted online regarding website. On agenda.

Resident asked about trimming plants between manors and sidewalks. Landscaping does this. She can call work order desk.

Resident concerned about PG&E transformer causing grass fire. What kind of oversight? Mr. Priebat reported they are on PG&E property and are their responsibility. Mr. Donner reported PG&E has an easement to their equipment. They do not inform Rossmoor of their work. Rossmoor has no oversight on them. Ms. Pollon reminded everyone that CPU (California Public Utilities) is the boss of PG&E.

LANDSCAPE REPORT

Ms. Pollon reported plants that are dying will be removed. This is separate from the Juniper projects. They will go back and replant later in the year. She will provide a proposal for Juniper removal for next month's meeting.

Ms. Pollon presented proposals for various areas for a total of \$29,009. These will come from 2 accounts- irrigation and rehab. \$22,115 for rehab and \$6,894 for irrigation.

They are continuing weekly workdays on Friday. Non-essential tree work will be done next year.

Ms. Kaiser moved to approve the proposals for a total of \$29,009. Mr. Hansen seconded and the motion carried without dissent.

A resident architect has been asked to submit plans for the corner of Pine Knoll and Golden Rain. This can take a few months.

Mr. Donner reported that if trees are dangerous, forget about the budget and just take care of them.

Landscape Committee

Landscape Committee Chair, Sandra Crinnion, had computer problems. No report.

TREASURER'S REPORT

Ms. Donahue reported the Mutual is over in insurance. The Working Capital has already been used. There is likely to be an insurance increase for the 2021 budget. The Mutual is over in utilities. Plumbing is slightly under budget.

Mr. Chakoff reported that Utilities is probably seasonal and Building Maintenance is on budget.

BUDGET & FINANCE COMMITTEE

Ms. Autrey reported the water project is on hold. The committee will compare costs of bins per Republic. They talked to Rossmoor News about a BBQ article. They received an update from Doug Hughs on fire safety and everything is on track. The committee will be looking to cover any overages in planning for the next year.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that MOD is operating at full capacity, but no residents are allowed in buildings. Some employees have had the virus, but did not spread it. Manor inspections continue unless the resident feels uncomfortable about letting anyone in their manor.

Mr. Hughs read his report as follows:

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CARPENTRY/PAINT WORK- We have completed the carpentry and painting on 23 buildings so far. Painters are currently working on 2841 and 2817 Golden Rain Road, entry 20. Carpenters are working on 2701 and 2801 Golden Rain Road, entry 19.

ASPHALT- In our memo to the Board dated August 18th we detailed the entries to be done and the price for the asphalt repair work. The entries are Golden Rain Road entries 6, 12 and 18. This work is going to be done in conjunction with all other Mutuals asphalt work and Trust work throughout the valley. This same contractor is doing all of the work since he came in with the lowest price and has done quality work for us in the past. That contractor Black Diamond Paving and the price of their work in FWCM is \$233,482. Our budgeted amount for the year is \$200,000.00. At this time, we are requesting Board approval to contract with Black Diamond Paving for \$233,482.

Mr. Moe moved to approve the proposal from Black Diamond Paving in the amount of \$233,482. Ms. Donahue seconded and the motion carried without dissent.

Mr. Hughs reported that PG&E will transfer from a generator to standard equipment on Rockledge.

RECYCLE/COMPOSTING

Mr. Moe reported that the Mutual can save money if they downsize from 2 yard bins to 1 yard bins. There are still problems with people throwing food in the landfill. Contractors are filling up bins. Many bins are filling up due to movein/moveout situations.

There have been a lot of complaints about ants and maggots. MOD will spray outside of enclosures. Nice Cans can clean composts carts for a fee. Mr. Moe will check to see if Republic will clean them once a year.

Mr. Donner reminded everyone that the contract is not with Rossmoor. It is with the City. Mr. Priebat recommended that Mr. Moe speak to Mary Ann Gannon-McCooley.

PRESIDENT'S REPORT

Mr. Priebat reported there was a meeting last Monday. There was a long report from the insurance broker regarding premiums. A significant increase is expected. Mr. Chakoff reported the big problem is property-fire and flood.

Chris Preminger gave a presentation on people in manors that are not registered. He reported on MOD regarding how long it takes to answer phones and the tracking of work orders.

Ms. Kaiser registered a complaint that all Board directors cannot attend.

Mr. Donner explained that then it becomes an open Board meeting. The Presidents Forum was set up so the independent Mutuals could exchange ideas. It is informational only with no decisions being made.

Mr. Priebat stated that he relies on Mr. Donner and Mr. Chakoff to announce in the Board meeting if he has neglected to mention something of importance from the forum.

Mr. Priebat reported that the Board needs to revise the BBQ policy to not allow barbecues on decks and patios if they are not 10 feet away from combustible structures.

There was some dissension to this idea.

Mr. Priebat asked Mr. Moe to check with the county regarding the California Fire Code. He will report back at the next Board meeting.

ORIENTATION – Gerald Priebat

On hold due to shelter-in-place.

UNFINISHED BUSINESS

Items not addressed are tabled to September meeting.

NEW BUSINESS

Items not addressed are tabled to September meeting.

ANNOUNCEMENTS

The next regular Board meeting: Friday, September 25, 2020 at 10:00 a.m. (ZOOM Meeting)

ADJOURNMENT

Having no further business, the meeting adjourned at 11:10 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on July 24, 2020 at 11:12 a.m. to discuss the following:

1. Member Matters: Violation of Nuisance-Resolved

Having no further business, the executive session adjourned at 11:20 a.m.