

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, FEBRUARY 10, 2023 AT 10:00 A.M. ZOOM

President Mary England called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, February 10, 2023 at 10:00 a.m. via Zoom.

PRESENT: Mary England, President, District 5
Pat Donahue, 1st Vice President, District 4
John Moe, 2nd Vice President, District 3
Jean Autrey, Treasurer, District 1
Elizabeth Copley, Secretary, District 2

EXCUSED: None

Staff was represented by Anne Paone, Administrative Secretary.
Paul Donner joined at 10:23 a.m.

Ms. England welcomed 13 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Minutes: January 13, 2023 Regular Board Meeting
October 11, 2022 Annual Meeting
October 11, 2022 Organizational Meeting
Motion to certify compliance with civil code #5500

Ms. Autrey moved to approve the consent calendar's minutes as presented. Ms. Copley seconded and the motion carried without dissent.

A voice vote was taken. England-Y, Donahue -Y, Moe-Y, Autrey-Y, Copley-Y

Ms. Autrey moved to certify the Board's compliance with civil code #5500. Ms. Donahue seconded and the motion carried without dissent.

A voice vote was taken. England-Y, Donahue -Y, Moe-Y, Autrey-Y, Copley-Y

RESIDENTS' FORUM

Resident stated that there is no street parking. It is a problem for guests to park. Resident reported that PG&E has left the sidewalks covered with a rough, temporary surface after their construction work. He asked if there were any updates. Also, the adjacent building has no grass and the shrubbery looks neglected. Resident advised members to be aware of some insurance products that will insure against earth movement. Fire, too.

UNFINISHED BUSINESS

1. Solar
The Board discussed the proposed solar policy. Ms. Copley made a few changes

to it and sent them to the Board for review. Ms. Autrey suggested sending them to the attorney for review. If the Board moves forward with these changes, without the attorney at least looking at them, they will be going against their attorney's previous advice. Ms. England stated that some feedback from members were in support of the shared solar. The Board went back and forth on the changes and why some thought they were not a problem. Ms. Donahue stated that these changes should definitely go to the attorney for review as the Board directors are not attorneys trained in this field.

Ms. Autrey moved to defer the discussion on the revised solar policy until an attorney can be present. The motion carried 3-2.

A voice vote was taken. England-Y, Donahue -Y, Moe-N, Autrey-Y, Copley-N

2. Town Hall Meeting

Ms. England proposed a review of the service level of MOD and the support system. Communications need to be improved during emergency situations. Mr. Donner reported that this conversation should take place in executive session as it involves contracts. Ms. England recommended that the Board have the Governing Docs Committee review the contracts and make recommendations to the Board. Then the Board can meet with MOD.

Mr. Donner reminded the Board that FWCM has no contractual relationship for MOD to respond to off-hours serves. The Board agreed to have a meeting with Mr. Donner, then have a town hall.

Ms. England stated that they can have a task force organize the town hall. The Board all agreed.

NEW BUSINESS

1. Civil Code #4041 Davis-Stirling

Ms. England reported that she attends the Presidents Forum and this matter was discussed. Mr. Donner asked Ms. Paone to explain the issue. She stated that this was changed for the year 2023, so when the annual packet is prepared for 2024, the form should be mailed out separately to the members 30 days prior to the packet being mailed out. When that form is mailed out, the Mutual has satisfied its legal obligation and is in compliance with Civil Code #4041. The requirement is that the Mutual advise members that they can send in contact information regarding the delivery method they would like the Mutual to use. Members do not have to respond and are not required to provide email addresses. If they do not, the last address on record will be used for mailings.

ANNOUNCEMENTS

Ms. England announced that Pat Donahue, Vice President, will preside at the next meeting on February 24th via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:09 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual