

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JANUARY 13, 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, January 13, 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.

Ms. England welcomed 14 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Minutes: September 20, 2023 Budget Meeting
October 6, 2023 Tabulation Meeting
December 9, 2023 Regular Board 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. England 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 spoke about solar and PG&E. He thinks it can be grandfathered in. The Mutual attorney believes that to do shared solar, a member must live in the carport that would be used for the solar.

Resident reported that the rain caused earth movement around the G-11 building and caused drain issues. He suggests they think about improving resilience to these issues. Resident reported there are steep slopes down to her manor. It was flooded in 2021. She is frustrated because there is no preventative care.

Resident spoke about the EV Charging proposal that is pending. She is hoping for approval. Resident spoke about the laundry rooms. The washing machines are leaking. They are flooding the floor.

Resident spoke about the vents in the kitchen and bathroom and asked who takes care of them. Mr. Donner will check.

UNFINISHED BUSINESS

1. Revisit Meetings

Ms. Autrey suggested establishing a standard time for the executive session meetings. Ms. England suggested having 3 meetings with 2 being regular meetings and 1 meeting for the executive session. Mr. Moe did not like that suggestion. Ms. Autrey suggested setting time limits for the regular meeting on the 4th Friday to hold executive session. Ms. Donahue said 3 meetings are too much. She suggested 1 short meeting and then follow it with executive session. Ms. Copley agreed with Ms. Autrey. Ms. England proposed 2 meetings per month. The 4th Friday would be with the committees and staff. A third meeting could be scheduled if needed. No decision was made.

Ms. Copley prefers to remain on Zoom for now. Ms. Donahue and Mr. Moe agreed. Ms. England asked about a hybrid meeting. The meetings will remain on Zoom for now.

2. EV Charging Stations

Ms. England reported that she requested a meeting with alterations and Dave Peakes. There is nothing to report at this time because they haven't met yet.

3. Water-Cooled A/C

Tabled

4. Preserve Resource Management System

Jack Appleman reported there is a straight forward process for posting on the website. The docs are sent to Ann Peterson and she can post them. They need to approve who can send items to her. The issue remains on how to maintain information and how to get more information into the system. Ms. Autrey and Mr. Appleman will present a proposal to the Board.

5. Shared Solar

The draft solar policy was sent out and the Board received some comments. The Board had counsel review and respond. There are some language changes for clarification. Ms. Autrey sent the final policy to the Board. This will be tabled to the next meeting. Mr. Moe reported the new NEM3 passed. NEM2 must be done by March or the end of April. Ms. England stated they will review the final draft at the next meeting. Ms. Autrey is in favor of the current draft.

6. Committees

Ms. England moved to approve the committee memberships as presented. Ms. Autrey seconded and the motion carried without dissent.

A voice vote was taken: England-y, Donahue-y, Moe-y, Autrey-y, Copley-y

NEW BUSINESS

1. Asset Recovery Consulting

Ms. Autrey explained that this company is offering to get money owed to the Mutual for a fee. The fee is 20% of the money recovered.

Ms. Autrey moved to approve having Mary England sign the agreement with Anthony Minotti-Asset Recovery Consulting. Ms. Donahue seconded and the motion carried 302 (Moe, Copley)

A voice vote was taken: England-y, Donahue-y, Moe-n, Autrey-y, Copley-n

2. Need to Review MOD Preparation and Response to Storms, Demand for Services

Ms. Autrey reported that it is good to do a post mortem, but it should wait because MOD hasn't finished cleaning up, etc. Ms. Copley stated she would like to receive communications and a scope of services. Ms. Autrey suggested this could be a topic for a town hall meeting. Ms. England will follow-up on this matter.

3. FWCM Not Fine Late Payments for January
Ms. England moved to not fine or impose late fees for January only, due to the lateness of coupons being mailed. Mr. Moe seconded. The motion carried 3-2 (Moe-n, Donahue-n)
4. Report on FWCM President meeting with the GRF New G.M.
Ms. England met with Jeff Matheson. She had a list which included looking at the management agreement. They talked about the indemnity clause and the Trust Agreement. She brought up MOD Services, Coupon being late and Anne Paone's absence due to a medical leave.

ANNOUNCEMENTS

Ms. England noted the next meeting will be on January 27, 2023 at 10:00 a.m. via Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:29 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual