

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JANUARY 22, 2021 AT 10:00 A.M. ZOOM MEETING

President John Moe called to order the regular meeting of the Board of Directors of First Walnut Creek Mutual on Friday, January 22, 2021 at 10:00 a.m. (Zoom Meeting)

PRESENT:           John Moe, President, District 3  
                  Tom Hansen, 1<sup>st</sup> Vice President, District 1  
                  Gerald Priebat, 2<sup>nd</sup> Vice President, District 2  
                  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; Tess Haskett, Assistant Controller, and Anne Paone, Administrative Secretary.  
Rebecca Pollon, Landscape Manager-Excused

Mr. Moe welcomed the 27 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

Regular Meeting Minutes – November 20, 2020  
Executive Session Minutes – November 20, 2020  
Architectural Control Minutes – December 14, 2020

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

#### RESIDENTS' FORUM

Resident asked about the budget increase. He asked about sprinkler coverage. Mr. Priebat reported that one building was rebuilt and now has sprinklers. Mr. Chakoff reported that the insurance policy covers all of Rossmoor except for Mutual 58 and Mutual 61.

Resident asked about increasing the number of Directors on the Board. Mr. Moe reported this can be costly and complicated.

Resident asked about trees near manors. Mr. Donner reported that the Mutual has a robust fire abatement program. Trees are pruned and various bushes are trimmed. Mr. Chakoff reported that the broker brought out insurance people and they were impressed the Rossmoor's fire abatement program.

Sue Adams reminded anyone that is interested in serving on the GRF Board to apply. Ms. Adams' is terming out.

## LANDSCAPE REPORT

Mr. Donner reported landscapers are wrapping up leaf pick-ups. Residents are loving the electric blowers. They are still using some blowers that operate on gas.

### Landscape Committee

Ms. Kaiser reported the meeting date has been changed to February 12<sup>th</sup>.

## TREASURER'S REPORT

Ms. Donahue reported the Board has not received the year-end financials yet. The November financials showed the budget is over in insurance, utilities, and professional services.

*Ms. Donahue moved to borrow \$1,100,000 from the reserve fund for the 2021 insurance premium and is to be paid back on or before the end of 2021. Ms. Kaiser seconded and the motion carried without dissent.*

Ms. Donahue reported she is following delinquencies very closely. There is only a small number of residents that are delinquent, which are responsible for the largest amounts outstanding. There is also some delinquent 3<sup>rd</sup> party billing. Ms. Kaiser reported that water is the driving force for the utilities increase. Ms. Haskett reported that the audit for 2020 is taking longer due to auditors not being able to come to the office.

## BUDGET & FINANCE COMMITTEE

Ms. Autrey reported the following:

1. We reviewed the November financial statements. As Pat mentioned, Insurance, utilities and professional services continue to drive us over budget.
2. We briefly discussed the accounts receivable and, as Pat mentioned, will follow up to see if there is anything the committee can do to help with collections. Individual names will not be disclosed to the committee.
3. We agreed to do a detailed review of the reserve study components and will coordinate with Doug Hughs on the timing of that review.
4. We talked about the criteria the board uses for remodelers (flippers or owners). The Contractor-Working Guideline agreement must be signed before the Alterations department will issue a permit. Then, the board usually has meetings with both the owner and contractor to review those requirements along with anything mutual specific items. A copy of the guidelines can be found on the Rossmoor.com website. Infractions to those guidelines should be reported to the Alterations department.
5. With the untimely passing of Deb Thomas, there is a vacancy on the Budget & Finance committee. Anyone interested in applying should send a brief resume to

Pat Donahue. My thanks to the current members who have all volunteered to continue for another year.

Next meeting is Thursday, February 18<sup>th</sup> at 10:30 via Zoom. All residents are welcome to attend.

### MUTUAL OPERATIONS REPORT

Mr. Hughs' read his report as follows:

First Walnut Creek Mutual – Board Meeting –January 22<sup>nd</sup>, 2021

PG & E- PG & E is working in Pine Knoll entry 5-9 installing new underground conduit to accept new electrical feeds for existing transformers. They will soon be moving onto the main road of Pine Knoll Drive then onto Golden Rain Road entry 2-5 doing the same type of work. They will probably be here throughout the entire month of February.

FOUNDATION REPAIR WORK- We are hoping to start our foundation repair work on 1608 Golden Rain Road and 2224 Pine Knoll Drive first part of February provided City of Walnut Creek issues our permits in the coming week or two.

ROOFING- We looked at 8 building roofs yesterday with our primary roofer to get prices for February's Board meeting.

### RECYCLE/COMPOSTING

Mr. Moe reported that if a resident notice any E-Waste (item with a cord on it), please call him and he will check the bin. He pulls items out and contacts Rapid Recycle.

### PRESIDENT'S REPORT

Mr. Moe reported he attended the Presidents Forum. They was some discussion on feral pigs. They also talked about MicroGrids and solar panels. He has asked the Mutual attorney to draft policies regarding the new rental laws.

### ORIENTATION – Gerald Priebat

Mr. Priebat reported that a date and time will be scheduled to hold an orientation meeting via Zoom. There will be an article in the paper.

### UNFINISHED BUSINESS

#### 1. Fire Code-Gas Grills

Ms. Kaiser reported that the code is clear that gas gills cannot be used other than 1 pound cannisters. The gill may not be within 10 feet of combustible material. She asked if FWCM must enforce the California Fire Code within FWCM. Mr. Priebat stated that an updated policy should be created that will follow the fire code. Mr. Moe agreed and stated a meeting will be scheduled to discuss changes.

#### 2. Outlets

Ms. Kaiser noted that residents plugging into Mutual outlets need to pay for the electricity being used. This is generally done in carports. She has noticed some resident using extension cords. Mr. Priebat reported that golf carts are supposed to be registered, so owners can be contacted.

Ms. Kaiser stated that a resident has volunteered to help. Ms. Donahue reminded everyone that FWCM is a community and does well when people co-operate. People need to read the News and attend meetings.

3. Increase Electric Fee

Ms. Kaiser moved to increase the electric fee usage from \$5.00 to \$10.00 if using a common area outlet. Mr. Hansen seconded. After some discussion, the motion was withdrawn.

Mr. Priebat suggested asking Mark Heptig if he can provide some information regarding cost to charge golf carts. Ms. Kaiser reported that Mr. Heptig advised her to contact golf cart companies. She researched it. It depends on the cart, as carts with newer batteries use less electricity to charge. It was decided that Ms. Kaiser will review to see who is actually using the electricity.

NEW BUSINESS

Adrian Byram gave a presentation on MicroGrids. He is a member of Sustainable Rossmoor. He is not affiliated with any microgrid company. The problems that he has noted are that PG&E is increasing rates, PG&E is unreliable, FWCM has a 50-year old infrastructure, and climate change. He noted reported that there are some constraints to solving these problems. He believes the solution is to install a MicroGrid (Solar Panels). They can be on individual buildings or in the common area. The building that has the grids does not have to be the building that uses it. FWCM can still be connected to PG&E. FWCM can sell excess electricity back to PG&E.

*Mr. Moe moved to establish a Tech Committee. Mr. Priebat seconded and the motion carried without dissent.*

Paul Moderacki will chair the committee.

ANNOUNCEMENTS

The next regular Board meeting: Friday, February 26, 2021 at 10:00 a.m. (ZOOM Meeting)  
Budget & Finance meetings are on the third Thursday of the month.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:31 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual

\*\*\*The Board of Directors met in executive session on November 20, 2020 at 11:38 a.m. to discuss the following:

Discussion on the service yard located on Rockledge Lane

Having no further business, the executive session adjourned at 12:10 p.m.