

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JULY 22, 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 on Friday, July 22, 2022 at 10:00 a.m. via Zoom.

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 2

EXCUSED: None

Staff was represented by: Paul Donner, Mutual Operations; Joel lesser, Chief Financial Office; Doug Hughs, Building Maintenance Manager; John Tawaststjerna, Landscape Manager; and Dave Peakes, Resale and Alteration Inspector; and Anne Paone, Administrative Secretary.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

June 24, 2022 Regular Board Meeting
June 24, 2022 Executive Session Meeting
July 8, 2022 Regular Board Meeting

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

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

RESIDENTS' FORUM

Resident stated they would like FWCM to have shared solar.
Resident reported that landscaping was done by a resident on common area.

LANDSCAPE REPORT

Mr. Tawaststjerna gave the following report:

FWCM Landscape 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

- Drain Installation at 2401 GR complete

- Yearly tree maintenance completed at OM 11 & 12
 - 4,825.00
 - Reserves
- Yearly tree maintenance for OM 13 & 14 scheduled for August 1st & 2nd
 - 4,547.00
 - Reserves
- GR 17 Lawn Removal Scheduled for early August
 - \$4,595.26
 - Operating

Work That Needs Board Approval

- Tree pruning proposal for Stone Pines behind 2573 GR
 - \$6,768.00
 - Reserves
- Turf Reduction at RL 9
 - \$7,144.23
 - Reserves
- Turf Reduction at RL 8
 - \$13,650.13
 - Reserves
- Turf Reduction GR 13
 - \$9,090.20
 - Reserves

Ms. Copley moved to approve the proposals from BrightView for tree pruning and turf reduction in the amount of \$36,652.56. Mr. Moe seconded and the motion carried without dissent.

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

LANDSCAPE COMMITTEE REPORT

Mr. Tawaststjerna reported that the committee will meet on August 5 at 11:00 a.m. either on Zoom or in MPR#1.

TREASURER'S REPORT

Ms. Donahue, Board Treasurer, reported the June financials are preliminary. The ending balance in the operating fund is \$2,534,289 and the reserve fund balance is \$7,337,275. The Mutual is on budget so far for 2022. Building Maintenance is over by \$113,119. The Mutual will receive an insurance rebate for commissions in the amount of \$181,000. Third-party billings are up to \$85,000.

There are 3 high debts for delinquent coupons. We are pursuing collections.

Mr. Lesser reported that the accounting department is all caught up with financials and is now fully staffed. The next focus is on receivables. Florenda Agero, Accounting manager, will work with the Mutuals. The GRF rebate will be approximately \$763,000. The MOD rebate will be \$274,00 and will be credited in August.

BUDGET & FINANCE COMMITTEE

No report.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that the CEO is retiring on November 15, 2022. RF has started a search with a task force. MOD is getting ready for the budget process for 2023.

Mr. Peakes report was given by Paul Donner as follows:

First Walnut Creek Mutual - Board Meeting- July 22nd, 2022

ELECTRICAL RANGE/SUBPANEL INSPECTIONS- Pure Electric is still waiting for parts to come in to replace the first batch of ten subpanels. Arc fault dual function breakers (which is the part that is causing the delay) are not required by Walnut Creek code when replacing a panel "like for like". The Arc fault breakers are intended to add another layer of protection in the event of a wiring malfunction. The board can elect to go forward replacing the panels and be code compliant without the use of Arc fault breakers. Pure Electric should be equipped to now proceed if the Board chooses to do so.

CARPENTRY/PAINT REHAB WORK- Carpenters are currently working on 2224 Pine Knoll Drive, entry 4, 2301 and 2365 Pine Knoll Drive, entry 5. Painters are working on 2133 Pine Knoll entry 3 and 1548 Golden Rain Road, entry 3.

PG & E- Veteran Power is now boring and running conduit at Entry 9 Rockledge. They have done their trenching @ entry 4 through 8 Oakmont and will continue to run conduit to these locations. Heavy equipment breakdowns and extremely unfavorable drilling conditions have slowed the project as of late.

FIRE BUILDING - Pound Management has given the roof and truss project to Mark Scott Construction who came in with the lower bid. The City of WC needs some truss details before they will issue the permit. For the interiors, two of the four manors have had final meetings with Pound Management and all 4 units are at about 90% completion on the drawings.

RECYCLE/COMPOSTING

Mr. Moe reported that he has not had any calls recently. He reported that there was a good article in the Rossmoor News about saving water. If an enclosure needs a bigger compost bin, residents should call their director. The director will call Lisa Lankford. Ms. Kaiser would like to have green carts cleaned.

PRESIDENT

Ms. Autrey reported that the MOD management Agreement is still being discussed. Presidents are interested in being included or advised about new software.

NEW RESIDENT ORIENTATION

Ms. Autrey did the New Resident Orientation in place of Mr. Priebat. She thought it was fun. The next New Resident Orientation is scheduled for August 9, 2022 at 10 am at the Donner Room, Event Center.

UNFINISHED BUSINESS

1. BBQ Policy

Ms. Autrey will rewrite the policy and send it out the Board directors for review. It will be placed on the next meeting's agenda. The solar and smoking policies should go out to the residents, but the Board will wait until the 2nd Friday meeting to confirm.

NEW BUSINESS

1. Treatment of 2021 operating surplus - not enough information yet.

2. Exceptional Service

Ms. Autrey moved to consider setting up an exceptional service account. No second.

Mr. Moe moved to give Doug highs an award in the amount of \$300. Ms. Autrey seconded. The motion failed 2-3.

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

The Board thought Mr. Hughs did a great job.

All other New Business items to be placed on the next meeting agenda

ANNOUNCEMENTS

Ms. Autrey announced there will be a meeting at 10 am on August 12, 2022 via Zoom.

ADJOURNMENT

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



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

***The Board of Directors met in executive session on May 27, 2022 at 11:35 a.m. to discuss the following:

1. Member Matters – Fines Imposed

Having no further business, the executive session adjourned at 12:50 p.m.

***The Board of Directors met in executive session on June 24, 2022 at 11:40 a.m. to discuss the following:

1. Member Matters – Fine Imposed

Having no further business, the executive session adjourned at 12:00 p.m.