

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JUNE 10, 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, June 10, 2022 at 10:00 a.m. via Zoom.

PRESENT: Jean Autrey, President, District 1  
Peggy Kaiser, 2<sup>nd</sup> Vice President, District 5  
Pat Donahue, Treasurer, District 4  
Elizabeth Copley, Secretary, District 2

EXCUSED: John Moe, 1<sup>st</sup> Vice, President, District 3

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 8 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

May 13, 2022 Regular Session Board Meeting

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

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

#### RESIDENTS' FORUM

Resident reminded Board to include E3 and E5 BBQ areas in the revised policy.

Resident reminded everyone the PRC will meet next Tuesday on Zoom.

Resident discussed landscape matter on the hill across from E21.

Resident urged the Board to stay in compliance with the CA Fire Code regarding distance, fire extinguishers, etc. when considering changes to the BBQ policy.

#### UNFINISHED BUSINESS

##### 1. Policy 20.0-BBQs

Ms. Copley reported that she called the code enforcement for the County. She incorporated that information into the BBQ policy. Ms. Kaiser would like the appropriate extensions cord included in the policy for those using electric grills.

Ms. Donahue stated that storage of propane tanks should be prohibited.

Ms. Copley stated she can add that the use of propane devices of any kind are not allowed within 10 feet of combustible areas. Ms. Copley will incorporate changes discussed and provide the Board with a draft for the June 24<sup>th</sup> meeting.

##### 2. Alterations

Ms. Autrey explained that she would like 2 directors to meet with Bill Parsons regarding a discussion on what work members can do regarding alterations. After a list has been created, the attorney should review to confirm the Board has the authority to allow or disallow listed items. The Board agreed that Ms. Kaiser and Ms. Autrey will be the 2 members.

## NEW BUSINESS

### 1. Compliance Post Death of Member

Ms. Autrey explained that many times someone is deceased and Member Records is not notified. In some cases, the manor remains vacant. Sometimes the designated occupant or co-occupant remains illegally in the manor past the allowable year limit. Ms. Autrey suggested that each director go through their list and flag whoever is listed as deceased. The property is supposed to change hands within one year of death. The directors agreed to do so. Ms. Kaiser will draft a one-page document for new buyers clarifying this issue.

### 2. Landscaping Issues

Ms. Autrey explained that items in the common area may be removed without notice, especially for health, safety, or interference with landscaping.

Ms. Donahue stated that she would like to wait to see if someone complains about items before removing them.

Ms. Autrey stated that the policy would have to be clear on what would trigger the removal of these items.

The issue of residents having fruit trees was discussed. Ms. Kaiser pointed out that they attract rodents as they can be a food source for them. She thinks they should be removed once the manor is sold or if they are causing an immediate problem.

Ms. Autrey will email John Tawaststjerna to get his opinion on residents having fruit trees.

Ms. Copley will draft a policy regarding landscaping and items placed in common areas.

## ANNOUNCEMENTS

Next meeting on June 24, 2022 at 10:00 a.m. via Zoom.

## ADJOURNMENT

Having no further business, the meeting adjourned at 11:19 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual