

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, JUNE 24, 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 24, 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:

May 27, 2022 Regular Board Meeting
May 27, 2022 Executive Session Meeting
June 10, 2022 Regular Board Meeting
May 27, 2022 ACC Meeting

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

RESIDENTS' FORUM

Resident stated that Doug Hughs will be missed.
Resident asked when the material from the pruning of trees will be picked up. Thanked Doug Hughs for all of his work for the Mutual.
Resident asked about BBQs. Thanked Doug Hughs and wished him well.
Resident told Doug Hughs how much he was appreciated. Asked about security cameras and reported that the Board is under no obligation to keep resident's belongings safe.
Reminded everyone that the entry coordinators do not represent EPO.

LANDSCAPE REPORT

Mr. Tawaststjerna gave the following report:

Maintenance Report
• Irrigation inspections have been completed so If you see a leak, please contact the Work Order desk - workorder@rossmoor.com or call 925.988.7650.

- Ivy is currently being trimmed in areas where it has become overgrown
- Turf is being mowed twice a week

Updates on Approved Work

- Drain Installation at 2401 GR underway
- GR 25 erosion planting complete
- Building rehabs at 1801 & 1809 complete

Work Approved by Landscape Manager and Landscape Committee

- Tree pruning proposal at OM 9 & 10
\$3,625.00 - Reserves
- 3217 GR Fruit Tree Removal
\$500.00 - Operating
- 2365 PK Unit 2 Ivy Removal
\$649.20 - Operating
- RL 8 Eucalyptus Removal
\$1,585.00 – Reserves

Drought Restrictions

- Mandatory 10 percent water use reduction District-wide as compared to 2020 with a plan to review progress towards achieving this goal in November.
- Updated outdoor water restrictions, including limiting outdoor watering to three times per week, prohibiting washing down sidewalks and driveways.
- 8% drought surcharge to be applied to all water use starting July 1st.

LANDSCAPE COMMITTEE REPORT

Mr. Tawaststjerna reported that the committee met and are looking for a chair for the committee. They also need a district 5 representative.

TREASURER'S REPORT

Ms. Donahue, Board Treasurer, reported on the Mutual's financial status. The monthly financial statement for the end of April 2022 shows that there is \$2,341,000 in the Operating Fund and \$7,125,000 in the Replacement Reserve Fund. She reported the Mutual is on budget for the year to date. The Mutual is over budget in building maintenance for gutter cleaning, plumbing, and electrical. Landscape is over in the rehab program. Third-party billings are owned by 106 residents for a total of \$127,800. The coupon is owed by 224 residents in the amount of \$213,600, Delinquencies are being pursued.

Mr. Lesser had no report due to Ms. Donahue's thorough financial review. He did report that all of the co-operative penalties were waived for the late tax payment.

Ms. Donahue moved to certify compliance with civil code #5500 for the April financials. Mr. Moe seconded and the motion carried without dissent.

BUDGET & FINANCE COMMITTEE

Mr. Moderacki reported the following:

Mr. Lesser reviewed April 30, 2022 financial report. He noted most accounts, with the exception of Building Maintenance & Public Works, Landscape Maintenance, and Insurance, were performing close to budget.

Lesser reported the accounting office was now fully staffed and would be at full strength when a staff member on medical leave returned. He said he still intended to have monthly reports published on time in July.

Mr. Lesser reported the first insurance rebate check had been received and will be distributed to the mutuals by month's end. He confirmed the 2023 insurance contracts would include a \$1 million deductible (the current deductible is \$250,000). He said details of the coverage were still being worked out. Rossmoor typically carried \$1.8 billion in coverage, but has been only able to obtain \$1.5 billion for 2022.

Mr. Lesser additionally reported he is working on a \$5 million three-year alternative risk transfer insurance program which would return a portion of the premium if there were no losses while the insurance was in place.

Lesser reported Contra Costa County had voted to rescind the penalty for Rossmoor's delinquent property tax payment. He said MOD expected the penalty to be returned within 60 days.

Moderacki said he was unable to schedule a meeting with Helsing representatives since the last meeting. He said he got Covid in early May and it lasted for two weeks. He said he would contact the Helsing representative again and send out a new survey of meeting dates.

Autrey said a structure was in place for registering EVs and golf carts, but it wasn't being enforced enough. She also said the accounting office would bill owners for electric use but needed a written contract to do so.

Szentirmai agreed to develop a three tiered billing system to distinguish between the electrical requirements of various EVs.

The next regular B&F Committee meeting will be on Tuesday, July 19, 2022 at 3:00 p.m. on Zoom.

MUTUAL OPERATIONS REPORT

Mr. Donner reported that Sofia Genove has been promoted to the Business Operations Manager. The property tax penalties have been forgiven. The MOD surplus will go back to the Mutuals.

Mr. Hughs report was given by Dave Peakes as follows:

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ELECTRICAL RANGE/SUBPANEL INSPECTIONS- Pure Electric is still waiting for parts to come in to replace the first batch of ten subpanels. Supply chain issues are still a major challenge in acquiring electrical supplies. Once they obtain the materials, they will start to schedule the replacements.

CARPENTRY/PAINT REHAB WORK- Carpenters are currently working on 2133 Pine Knoll Drive, entry 3, 2365 Pine Knoll Drive, entry 5 and 1548 Golden Rain Road, entry 4. Painters are working on 2101 Pine Knoll entry 3.

PG & E- PG & E Is back to work up at Rockledge Lane entry 8 and 9. They are now working up at Golden Rain entry 23 running new underground conduit from a transformer in entry 23 under Golden Rain Road and on up through several entries off Skycrest drive. The work will not be complete until the new lines are run through the conduit that they are now installing, therefore holes that are temporarily covered, taped, and coned off will remain that way until the new lines are run.

FIRE BUILDING – Our latest update from Pound Management is split in two phases, Roof and Truss Project and Interiors project. With the Roof and Truss project, bids are currently

being reviewed from Oak Park Const., and Mark Scott Const. A permit was filed for with the city of WC on 5/13/22 and comments from the city are anticipated within 4-6 weeks from time of submittal (any time now). The insurance company and their consultants would like to wait to see the City's comments as they may affect the contactors bids. The Interiors project: Design meetings and consultation with owners have taken place. At this point the targeted date to file for permits is the second week in July with plans to go out to bid to multiple contractors that same week.

RECYCLE/COMPOSTING

Mr. Moe reported that he has not had any calls recently. He reminded residents that if they see any problems, they should call the work order desk. Trash is very complicated.

PRESIDENT

No report. Presidents Forum meets next Monday.

NEW RESIDENT ORIENTATION

Next New Resident Orientation is scheduled for July 12, 2022 at 10 am at the Donner Room, Event Center.

UNFINISHED BUSINESS

1. BBQ Policy
2. Ms. Copley reported that the Board considered all comments provided to them in revising the policy. The revised policy is generally based on the fire code except Policy 20 will not allow any open flame grills, including those fueled by 1-lb propane tanks, an exception under the county code. The county code enforcement officer offered that electric grills are not prohibited in the code so it would be okay to allow them. In individual manors, electric grills will be allowed, but only in unenclosed areas. The storage of propane tanks of any kind is prohibited. The policy provides that an entry may seek approval from the board to dedicate a safe area in an entry's common area for barbecuing as has been instituted in Fairlawn Entries 3 and 5. Ms. Copley will send the smoking and BBQ policy drafts to Amy Tinetti for review.
3. Security Cameras
Ms. Autrey reported that she could not get information on a cost for cameras. Mr. Moe stated that the Board/Mutual has no obligation to provide cameras, but he noted there are problems. There have been some thefts of catalytic converters. They could consider putting a camera in each entry to see who comes and goes. The Board realized that would not really be practical once they had to consider who would do the monitoring, etc. Ms. Autrey stated that the Board can develop information to help homeowners decide what to do. No one volunteered for this task.
4. EPO Storage Shed
Tabled for the next meeting
5. Hard Surface Flooring
Ms. Copley reported that although second floor units are not allowed to have hard surface flooring, some hard surface flooring exists in upper floor units which were approved years ago. Mr. Peakes said some have been grandfathered in. The Board agreed that going forward it should not be allowed.

NEW BUSINESS

1. Landscaping-Trees

Ms. Copley stated that she has not heard any complaints about lemon trees. Going forward they should not be allowed in the common areas. Ms. Autrey reported that if they are not taken out, others will think it is okay to plant them in the common area. As units change hands, they will be removed.

ANNOUNCEMENTS

Ms. Autrey announced there will be a meeting at 10 am on July 8, 2022 via Zoom. The July 22nd meeting will also be on Zoom.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:30 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual