

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MARCH 11, 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, March 11, 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
Elizabeth Copley, Secretary, District 2

EXCUSED: Pat Donahue, Treasurer, District 4

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 7 residents in attendance.

RESIDENTS' FORUM

Resident asked about cleaning of the laundry rooms.

Resident suggested the Board advise realtors of policy changes.

Ms. Autrey thanked everyone for their participation.

UNFINISHED BUSINESS

1. Smoking – Ms. Copley has rewritten the Smoking Policy. Ms. Autrey asked if there were any issues with it. Ms. Copley added the fire risk and changed the enforcement section to call Walnut Creek and/or contact the Board.

Mr. Moe moved to approve the policy to send it out for comments. Ms. Kaiser seconded and the motion carried without dissent.

Autrey - Y, Moe - Y, Kaiser – Y, Copley - Y

2. BBQ Policy – Ms. Autrey reported that the current policy is not specific enough. Mr. Moe stated he thinks it should include the county fire code and propane standards. There have been no problems in the Mutual. Ms. Kaiser reported that there would be a lot of oversight needed. Ms. Copley thought it would be simpler to ban all grills or just allow electric on unenclosed areas. Ms. Kaiser stated that large electric grills can overload circuits.

Mr. Moe moved to allow BBQs. Ms. Autrey seconded. Motion failed. (Split vote)

Mr. Moe amended the motion and moved that the BBQ policy is to read: Electric Grills and Propane Tank Grills with a one pound LP-gas capacity are the only open-flame cooking devices allowed in First Mutual except for the previously approved dedicated Common Area BBQ areas located at Fairlawn Court, Entries 3 and 5 and any subsequent dedicated Common Area BBQ areas approved by the Board. A fully charged ABC dry chemical fire extinguisher must be available within 5 feet of the BBQ. Ms. Autrey seconded and the motion carried 3-1 (Kaiser)

Autrey - Y, Moe - Y, Kaiser – N, Copley – Y

3. Electrical Stoves – Ms. Autrey deferred for more information from Doug Hughs. There is a lack of availability of 27” stoves.
4. Policy 13 – The Board discussed this landscape policy. Residents are frequently violating it. Ms. Kaiser will rework some of the verbiage and send changes to the Board for review.
5. Policy 20 – Ms. Autrey suggested changing #4 on the policy to allow drying racks if they are not visible. #5 should be removed and added to Policy 13. #7 will have the changes that the Board approved and should be moved to the #1 spot in the policy.

Ms. Copley moved to amend policy #20 as discussed. Mr. Moe seconded and the motion carried 3-1.

Autrey-Y, Moe-Y, Kaiser-N, Copley-Y

NEW BUSINESS

1. Authorize President and Second officer to sign off on leases –
Ms. Copley moved to authorize the President and any other Board Director to sign off on Mutual manor leases and to report signed leases to the Board. Mr. Moe seconded and the motion carried without dissent.
Autrey-Y, Moe-Y, Kaiser-Y, Copley-Y
2. Ms. Autrey suggested the Board meet on its regular meeting date which is the 4th Friday of the month and additionally meet on the 2nd Friday of the month to take care of any overflow business that could not be done during the regular meeting on the 4th Friday, usually do to time constraints. The Board will adjourn the regular meeting after an hour and a half and then hold any executive session immediately following. The Board agreed to try this schedule.
3. Trash & Recycling, Water and Legal Expense detail – Ms. Autrey asked the Board if they would like these items to be included in their monthly financial statements. The Board agreed. Ms. Autrey will contact accounting to request that copies of the invoices be included in the financials.
4. Town Hall – Ms. Autrey reported there will be a town hall meeting on May 7th at Hillside. More information will be coming.
5. Alterations, New Buyer Meetings, ACC Meetings – Ms. Autrey reported that she would like to see what is considered standard. She went through Section 1.0 list. The Board agreed to take off E.V. Charing Stations from the standard column and move it to the non-standard. Ms. Autrey asked the Board to go back and read the entire policy. Send any suggestions to Ms. Kaiser and copy the Board. They should specify updating A/C if they are making changes on a remodel. Ms. Autrey suggested that directors attend new buyer meetings for their district. ACC meetings will occur based on applications.
6. Shared Solar – Ms. Autrey reported that the Board received a new draft for Policy #27 which incorporates shared solar.B-2 now contains a restriction that state at least one member must be entitled to use a carport where the shared solar is being considered. Mr. Moe did not agree with this change and stated he believes it is just to protect the Mutual form a resident that might want to sue. He stated that the people are in the interested group do not have access in Entry 14, but that is where the panels will be installed on the carport buildings. To date, they are on level 2 of the NEM (Net energy metering). His understanding is that this will change to level 3 and then it will not be a good deal for residents. Ms. Copley agreed with Mr. Moe. Ms. Autrey reported that the Board may make an exception to the policy if Shared Solar can specify on the application why they need to use E14 and none of their carports are sufficient to use. Ms. Autrey would like to keep the policy as is,

but can grant an exception to this shared group.

Ms. Copley moved to amend the draft policy and to delete language in B2 that states: Shared Solar Systems may only be installed on carport roofs which are located over carports to which at least one Member of the Shared Solar System is entitled to use.

The motion failed. Mr. Moe reluctantly recused himself. He disclosed that he is part of the Shared Solar Group and has also signed an agreement. Additionally, Ms. Autrey and Ms. Kaiser would vote no with Ms. Copley voting yes.

Ms. Autrey moved to proceed with the policy as proposed and send it out to the membership for comments. Ms. Kaiser seconded and the motion carried without dissent. (Mr. Moe was recused.)

Autrey-Y, Kaiser-Y, Copley-Y

7. Policy 3.A,18 – Ms. Autrey tabled to a future meeting.

ANNOUNCEMENTS

Ms. Autrey announced that Harold Williams offered to check trash enclosures and to work with John Moe and Peggy Kaiser.

ADJOURNMENT

Having no further business, the meeting adjourned at 1:04 p.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual