

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MARCH 25, 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 25, 2022 at 10:00 a.m.

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 Director; Joel Lesser, Chief Financial Officer; Doug Hughs, Building Maintenance Manager; John Tawaststjerna, Landscape Manager; Kris Peterson, Administrative Services Manager, and Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 12 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

February 25, 2022 Regular Session Board Meeting
February 25, 2022 Executive Session Meeting
February 11, 2022 Special Session Meeting
Certify compliance with Civil Code #5500.

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

RESIDENTS' FORUM

Resident asked about compost area. Mr. Donner reported it is the staging area for mulch, but they shouldn't start before 8 a.m.

Resident suggested the Board consider allocating resources of the Mutual more broadly and more equitably.

Resident expressed concern about fires from main exterior electrical panels-Zinsco

Ms. Autrey thanked everyone for their participation.

LANDSCAPE REPORT

Mr. Donner introduced John Tawaststjerna, the new Landscape Manager. He previously worked for BrightView. Mr. Tawaststjerna gave some background on himself. Landscaping will be working on mulching for the next month or so. They are done with the oleander pruning and will work on the ivy.

LANDSCAPE COMMITTEE REPORT

Ms. Kaiser reported that the committee will meet on April 1 in the MPR #1 room at 11:00 a.m. District 5 is vacant.

TREASURER'S REPORT

Ms. Donahue reported that accounting has lost a lot of staff. There are no financials. The insurance contract has come in. It looks like it will be over budget.

Mr. Donner reported that the Mutual will get a commission refund. The Mutual should end up close to budget. Gallagher's commissions are capped.

Ms. Donahue reported that she is meeting with the accounting staff. She is signing checks at MOD. Mr. Donner advised the Board that Tess Haskett is out on an extended leave. Mr. Lesser is bringing in a senior accountant from a temp agency and an additional accountant.

BUDGET & FINANCE COMMITTEE

No report.

MUTUAL OPERATIONS REPORT

Mr. Donner introduced Kris Peterson. She has 7 years as a portfolio manager. She has managed a 55+ association in Brentwood.

Mr. Donner introduced Dave Peakes. He was here to get cross-training.

Mr. Hughs reported as follows:

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FIRE BUILDING- Pound Management, the Project Management Company that is leading the rebuild, is working on signing on a Contractor to do the truss and roof replacement work at the damaged section of the Fire building.

ELECTRICAL RANGE/SUBPANEL INSPECTIONS- Pure Electric is now doing their best to acquire the parts needed 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. They have also given an estimate of \$245 per panel to inspect the main exterior electrical panels.

CARPENTRY/PAINT REHAB WORK- Carpenters are currently working on 1216 Oakmont Drive, entry 5 and 1179 Oakmont Drive, entry 6 as well as the laundry room fence in Oakmont entry 3. Painters are working on 1115 and 1200 Oakmont Drive.

ROOFING- Fiala Roofing has completed 5 out of the total of 10 carport roofs so far. They are currently working on carport #406 located in Pine Knoll entry 3.

PG & E- PG & E is currently working up at Rockledge Lane, entry 8 & 9 setting new electrical boxes in the entry and running new conduit up the hill to the transmission lines. They will probably be working in this area on and off for the next several weeks.

Mr. Hughs reported that it is still hard to get parts for the electrical panels. The interior panels are being inspected. If a panel needs to be replaced, it will be. It could cost \$75,000 to replace them. Mr. Hughs also reported that proper connectors are needed for stoves.

Mr. Donner reported the Mutual is more pro-active with fire mitigation. If the Mutual works on aluminum wiring, it can help with insurance.

RECYCLE/COMPOSTING

Mr. Moe reported that the law now states everyone is supposed to compost. Organics should not be in landfill. Organics go in green cart. There are a lot of problems with remodeling items be placed in the trash bins.

Ms. Autrey asked what MOD does if a person or contractor is not following the rules.

Dave Peakes stated that an inspector goes out to check. Its hard to do something unless you can catch them in the act.

Removing a light fixture requires a permit from the city. Jobs that are not following the rules are red tagged. They should be posted where they can be seen.

PLANING RESOURCE COMMITTEE

Ms. England reported everyone should see the Rossmoor News for an article in Wednesday's paper. There will be a meeting on April 12 at 2 pm in the Club Room at Creekside.

PRESIDENT

Ms. Autrey reported that in the February meeting they talked about putting financials on the website. The presidents decided against it. Ken from Gallagher gave a presentation. Mr. Donner reported that the shared deductible was discussed.

NEW RESIDENT ORIENTATION

Mr. Priebat stated the next orientation will be held on April 12th at 10:00 a.m. in the Donner Room at the Event Center. He suggested the board get the orientation booklet and read it.

UNFINISHED BUSINESS

1. Policy 27 – Shared Solar – Ms. Autrey reported that the attorney drafted 3 versions. Ms. Kaiser reported that the people that she spoke to do not think it is good for residents to use roofs from another entry's carports. She thinks the policy is lacking some information.
Mr. Moe stated that solar addresses sustainability. The world is changing. NEM (Net Energy Metering) can cause it to take a long time to break even, which could cause people to not want to do solar. It will not be financially viable. Ms. Copley stated there are other places to install solar.
The Board agreed to table this matter to the April meeting.
2. Policy 13 – Private Gardens – Ms. Kaiser stated that the Board is trying to have items in the most appropriate policy. Residents are placing pots all over. There are no private gardens allowed in FWCM. Former gardeners allowed some. They will stay until the resident sells the manor.
Ms. Autrey stated that common area is common area and if it interferes with landscapers' work or irrigation, it has to go.
The Board agreed to table this matter to the April meeting.

NEW BUSINESS

All items were tabled to the next meeting.

ANNOUNCEMENTS

Ms. Autrey announced there will be a meeting on April 8 at 10 a.m.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:25 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual