

MINUTES

FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, MAY 13, 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, May 13, 2022 at 10:00 a.m. via Zoom.

PRESENT: Jean Autrey, President, District 1
John Moe, 1st Vice President, District 3 Pat
Peggy Kaiser, 2nd Vice President, District 5
Donahue, Treasurer, District 4
Elizabeth Copley, Secretary, District 2

EXCUSED: None

Staff was represented by Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 8 residents in attendance.

APPROVAL OF THE CONSENT CALENDAR

None

RESIDENTS' FORUM

Resident announced Ad Hoc 10-Years Planning Committee will meet on May 17 at 1 pm on Zoom.

Resident asked what the plan is to address the late payment on the co-op real estate taxes.

Ms. Autrey reported that GRF and MOD applied for a waiver. The taxes have been paid.

Resident asked if GRF and MOD have Errors and Omissions insurance.

Resident reported nuisance continuing in regard to his neighbor.

UNFINISHED BUSINESS

1. Policy 7.0 – Smoking. The Board is waiting until they have more policies to send out. They will review at their next meeting.

NEW BUSINESS

1. Appointment:
Ms. Autrey announced that Mary England has been appointed as chair of the 10-Year Planning Committee.
2. Resignation
Ms. Autrey announced the resignation of Mary England as the co-chair of the PRC.
3. Board Liaison to Committee
Elizabeth Copley was appointed as the board liaison to the 10-Year Planning Committee.
4. Legal Work
Ms. Autrey moved to no longer use Fred-Williams for unlawful detainers and/or evictions, but to use Hughes Gill Cochrane Tinetti. Ms. Donahue seconded and the motion carried without dissent.
Voice vote: Autrey-yes, Moe-yes, Donahue-yes, Copley-yes, Kaiser-yes

5. Architectural-2925 Golden Rain Rd. #3

The Board discussed architectural requests from this member. The request for an upstairs bathroom in the unit was not approved. The request to use a personal architect and/or contractor was not approved. An extension of time to transfer title on the property should be requested in a timely manner.

6. New Directors Education Program

Ms. Autrey reported that the Board would like to have information to give to anyone interested in running for the Board. Ms. Copley stated that they can only do a basic orientation. Most of the education comes from learning on the job. The Board agreed that Mary England's committee should do a draft for the Board to review. They should interview the Board on their roles and duties. Sometime after the annual meeting, Paul Donner and Anne Paone can give an orientation to the entire Board.

7. Proposed Suggestions to the Board

ACC Meetings – Ms. Autrey reported that any non-standard application needs to be reviewed at an ACC Meeting. It would be best to have at least a 10-day notice for that meeting. The member and the contractor should attend. Ms. Autrey will send Anne Paone the ACC information needed for the agenda.

Committee reports should be emailed to Anne Paone as soon as possible so that she can include them in the Board packet. The Board agreed that the director for the district where the resident lives should respond to that resident's questions. The Board should be copied on the email.

Ms. Kaiser suggested that the Board think about who might take over the New Resident Orientation when Mr. Priebat decides he is done. Ms. Autrey suggested that Mary England's committee do an audio recording of the orientation and then make a printed version of the recording. Directors attend the new buyer meetings when they can. The Board does not want to have a compliance officer.

The Town Hall Meeting went well. Ms. Donahue stated that it was a great way to get information to people. Ms. Copley was very pleased. She recommended doing another Town Hall in 4-6 months.

ANNOUNCEMENTS

Next meeting on May 27, 2022 at 10:00 a.m.

ADJOURNMENT

Having no further business, the meeting adjourned at 11:26 a.m.



Anne Paone, Assistant Secretary
First Walnut Creek Mutual