

First Walnut Creek Mutual One Board Meeting Minutes (Zoom)
Friday, November 18, 2022

All Board votes were taken with roll calls.

The November 18, 2022 Board Meeting began at 10:00 am. All board members (Mary England, Pat Donahue, John Moe, Jean Autry and Elizabeth Copley) were present.

John Moe moved for approval of The Consent Calendar and Minutes from the October 28 Board Meeting. Jean Autrey seconded the motion. No objections. Consent Calendar and Minutes approved.

Members Forum: Two members/residents addressed the Board. The issues raised related to shared solar and EV Charging.

Reports:

Landscape - John T

Crews cleaning drainage areas, leave removal from pathways, Proposal for lawn removal for Golden Rain Entries 19 and 29 discussed. Brightviews plant replacement proposal was lower than expected. Proposal was \$4,982 from the Operating budget. Project will be completed before the end of the year.

Treasurer - Jean Autrey

No new financials. Collections on hold as staff members who do administration work on leave. Discussed alternative way to manage reserves. As recommended by Joel Lesser, Motion by Jean Autrey to move money currently invested at Liberty Mutual into an investment ladder of government T-Bills. Elizabeth Copley seconded. Approved with no objection.

Mutual Operations - Dave Peakes

19 of 20 permitted panels installed.

Costs of Gas/Electric water cooler and heat pump conversion (involves 129 buildings and 752 manors). Getting list from vendor. Also getting numbers for water cooled air conditioning conversions. Will report on getting information at next board meeting on December 9.

Carpentry work being completed at 2501 and 2549 Pine Knoll (last scheduled buildings for this year).

Painting being completed at 2200, 2400 and 2424 Pine Knoll.

Building impacted by fire at 2925 Golden Rain - delay with roofing. Interior project awarded. 4 units are being rebuilt according to current code.

Paul Donner reported that Anne Paone has been out sick and is due back after December 2.

President's Forum - Mary England reported that the next meeting is in December. General Manager for Golden Rain Foundation search - 27 applicants.

Golden Rain Foundation Management Agreement suspended

Unfinished Business

Board Expansion -Discussion held regarding recommendation to expand board from 5 to 9 members which would result in a 44% reduction in the number of residents covered by each Board member.

Discussion about the number needed for a quorum and that an expansion to 9 would ease the ability of board members to discuss issues without having a quorum present. Such an undertaking would result in one time costs such as fees, for lawyers, voting, ballot counting, postage, record changing, etc.

Elizabeth Copley moved to approve the expansion and Mary England seconded. The vote was tabled and will be discussed further at the January 2023 Board Meeting.

Governance Committee - a vote was taken to establish a Governance Committee. Elizabeth Copley moved and Jean Autrey seconded. Approved by roll call vote. Mary England will be the Board Liaison to the Committee. A Chair will be appointed by the Board President. Committee needs 4 residents committed to supporting governance activities.

Assessment of Seismic Risk in G-11 Buildings - Dave Peakes will send drawings to assess any structural issues. No surveys. Building at 2525 Golden Rain (fire) being rebuilt according to current code. Need to establish what buildings are most important to look at. This capital project issue should be addressed in planning.

EV Charging - Presentation by Young Chung of the Budget and Finance Committee. Mr. Chung suggested three cases:

Phase 1: Use what we have, add safety restrictions on carport. A modified outlet can be added at owner's expense

Phase 2: Website - manage sharing - general usage report to MOD

Phase 3: Improve infrastructure to Level 2 chargers on a shared basis - will need internet support and will have development costs

Jean Autrey moved that we update policy manual for Phase 1 recommendation. Elizabeth Copley seconded. Vote taken by roll call. Approved.

We need to review so that we can make sure we have policies in effect to make sure we can handle enforcement.

Mr. Chung said it was urgent that we create a new policy.

Property Tax - Jean Autrey reported that the Property Tax sub-ledgers do not agree with the financial statements. There is no impact on residents. It is simply a footnote on our financial statements. No funds will be spent to correct this issue since it will be fixed over time as individual records are trued up as residents move out.

Ad Hoc Social Engagement Committee - Jean Autrey moved and John Moe seconded the recommendation to have a social engagement committee. Roll call vote in agreement with motion. We will have a Mutual One Community Affairs Committee. The President will choose the Chair. Templates for the management and structure of this committee are due at the January 20, 2023 Board Meeting. The concept behind the committee is to generate ideas to maximize resident participation in community issues.

PRC - The Resource Management Systems developed by the PRC will become the responsibility of the Governance Committee.

The meeting adjourned at 12:00 pm.

Submitted by Pat Donahue



Anne Paone, Assistant Secretary
First Walnut Creek Mutual

Executive Session - Board Only Meeting Commenced after the close of the 11/18 Board Meeting.

The Board met to discuss Legal issues, three resident issues and two administrative matters.

The Executive Session ended at 12:45 p.m.