

## MINUTES

### FIRST WALNUT CREEK MUTUAL REGULAR MEETING OF THE BOARD OF DIRECTORS FRIDAY, NOVEMBER 19, 2021 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, November 19, 2021 at 10:00 a.m.

PRESENT: Jean Autrey, President, District 1  
John Moe, 1<sup>st</sup> Vice President, District 3  
Peggy Kaiser, 2<sup>nd</sup> 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; Rebecca Pollon, Landscape Manager; and Anne Paone, Administrative Secretary.

Ms. Autrey welcomed 52 residents in attendance.

#### APPROVAL OF THE CONSENT CALENDAR

The consent calendar consisted of:

October 22, 2021 Regular Session Board Meeting  
October 22, 2021 Executive Session Meeting  
October 12, 2021 Annual Meeting  
October 12, 2021 Organizational 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 reported flooding in front of her manor. Drains were clogged. Gutters and downspouts should be checked in October every year.

Resident would like FWCM to speak to SWCM about their trash program. FWCM bins are contaminated.

Residents commented that they support solar for the Mutual.

Resident wanted more clarity of the planning Resource Committee. Perhaps a scope of work should be created.

Resident asked when responses are given regarding matters in the resident forum.

Residents are concerned about the Board banning BBQs on patios.

Resident asked about EV chargers.

Resident suggested there could be various locations for BBQ usage throughout the Mutual.

Resident reported there is a dedicated email for the Resource Committee.

Resident reported that insurance rates can go up because of BBQ usage. They can be a hazard. GRF eliminated BBQs on their property.

Resident applauded the efforts of the Board, especially regarding insurance and BBQs. Resident asked where in any documents does it refer to insurance issues regarding BBQs. Resident thinks BBQs should be banned as people are aging, but still want to use them. Resident commented that the Board should focus on rules the Mutual already has in place. There are some propane grills on G-11 buildings near him. Resident suggested that someone check for grills once a year when the manor lube is done. He wanted current BBQs to be grandfathered in.

Ms. Autrey thanked everyone for their participation.

### LANDSCAPE REPORT

Ms. Pollon reported they are in the process of collecting requests for 2022. Batch III proposals are ready to go. It might be a good idea to move on items that are under \$5,000 now and then see how many of the bigger ones can fit in if they are approved. The batch includes the following totals: \$45,095-rehab reserves proposals. If approved, we will still have \$69,466 remaining in 2021. \$16,464 of irrigation reserves proposals. If approved, we will have spent \$14,007 over budget in 2021. These two items combined, since they are both landscape reserve, will still leave us with \$55,459 of reserves available from 2021, some of which may be used for tree removals, as I think that will be over this year. The batch also includes \$10,838 of rehab operations proposals. What is left of juniper removals is a small rehab.

*Ms. Kaiser moved to approve the landscape rehab and irrigation proposals in the amounts of \$45,095 and \$16,464 all taken from reserves for a total of \$61,559. Ms. Autrey seconded and the motion carried without dissent.*

*Ms. Kaiser moved to approve \$10,838 from the operating fund for small rehabs. Ms. Donahue seconded and the motion carried without dissent.*

### LANDSCAPE COMMITTEE REPORT

Ms. Crinnion reported that the committee will meet on January 7<sup>th</sup> at 11:00 a.m. in MPR #3. The meeting is to review the project list. There is still no representative for District 2.

### TREASURER'S REPORT

Ms. Donahue reported there for September, the total revenue was \$2,191,256. Building Maintenance is over budget and is mostly due to plumbing issues. Utilities are over due to water usage. The Board is working on reducing delinquencies.

Mr. Lesser stated he had nothing to add.

### BUDGET & FINANCE COMMITTEE

Mr. Moderacki reported that Mr. Lesser and the staff are creating an accounting services guide.

### MUTUAL OPERATIONS REPORT

Mr. Hughs reported as follows:

FIRE BUILDING 2925 Golden Rain Road- We have completed the work in manor #7 which sustained only water and smoke damage. We are working with the architect and structural engineer to start the drawings for the replacement of the roof and roof truss' above manors #3 and #5. We are also in transition of hiring a new Project Manager to oversee the rebuilding process.

STOVE CONNECTIONS- Pure Electric has been doing the oven and stove top electrical inspections. They have contacted 152 residents so far and completed 72 inspections. We have a total of around 500 to complete.

LAUNDRY ROOMS WASHERS AND DRYERS- WASH laundry owns and maintains all of the washers and dryers in the laundry rooms of FWCM. Their number to call for service can be found in every laundry room. They also have an app that one can use on one's smart phone to place service calls. That phone number is 800-824-7780.

### Comment on Agenda

Ms. Autrey explained to the membership that this meeting has run late, due to the extensive residents' forum and all of the wonderful comments. Therefore, the rest of the agenda items will be tabled for the December 10<sup>th</sup> meeting.

Mr. Moe stated the Board needs to address #4-Solar under new business. The Board should consider placing solar arrays on carport buildings. Equitable allocation should be changed to equitable accessibility. Mr. Donner reminded the Board that any policy change must be sent out to the Mutual members for a 28-day comment period.

Ms. Autrey, Donahue, and Kaiser reported there is not enough information at this time to consider changes.

The next meeting will be on December 10<sup>th</sup> at 10:00 a.m. via Zoom.

### ADJOURNMENT

Having no further business, the meeting adjourned at 11:34 a.m.



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Anne Paone, Assistant Secretary  
First Walnut Creek Mutual

\*\*\*The Board of Directors met in executive session on October 22, 2021 at 12:07 p.m. to discuss the following:

1. Member Matters – Terminations-Status
2. Legal-Demand Letter

Having no further business, the executive session adjourned at 1:20 p.m.